OFFICIAL RECEIPT

80442

BOOK 5944 PAGE 640

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Brent Hurd 333 South Gallatin Rd. Madison, TN 37115	Harvey Freeman & Sons, Inc. 2517 Lebanon Road Nashville, TN 37214	Map 95-9 Parcel 5 FB# 3D 1105
THIS INSTRUMENT PREPARED BY:	WHITE & REASOR, 3305 West End Avenue, Nashville, Tennessee 37203	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, J. R. FREEMAN, TRUSTEE, with full power to mortgage, sell, transfer, and convey without the joinder of any Beneficiary, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto J. BRENT HURD, hereinafter referred to as "Grantee," his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Metropolitan Nashville and Davidson County Real Property Taxes and Special Assessments for 1982, a lien, but not presently due and payable, which taxes and assessments have been apportioned between the parties and assumed by Grantor;

2. Deed of Trust executed by Harvey C. Taylor, Sr., and wife, Flosie Catherine Taylor, to James B. Turner, Trustee, as of record in Book 3889, Page 190, Register's Office for Davidson County, Tennessee, to secure to Provident Trust Company, the payment of a Note dated May 10, 1965, in the original principal amount of One Hundred Sixty Thousand and No/100 ($160,000.00) Dollars, payable as set forth therein, as assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by an instrument of

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record in Book 3889, Page 194, said Register's Office, and also secured by an Assignment of Rents to Provident Trust Company by an instrument of record in Book 3889, Page 196, said Register's Office, which Assignment has also been assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by an instrument of record in Book 3890, Page 449, said Register's Office;

3. Vendor's Lien contained in an Installment Deed executed by James M. Burnette, Jr., and wife, Mary Sue Burnette, to J. M. Grissim, Trustee, as of record in Book 4279, Page 108, Register's Office for Davidson County, Tennessee, to secure an Installment Deed Note dated October 15, 1968, in the original principal amount of Forty Thousand Five Hundred and No/100 ($40,500.00) Dollars, payable to the order of Lawrence O. Thomas and wife, Ruth A. Thomas;

4. Visible easement for a two (2) feet storm drain across the northeasterly corner of the hereinafter described real property;

5. Encroachment of an old fence line along the westerly portion of the northerly line of the hereinafter described real property, which encroachment is approximately two (2) feet; and

6. Any and all other matters appearing in the public records for Davidson County, Tennessee.

This is improved property known as the Donelson Hills Apartments, 1826 Lebanon Road, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00

J. Brent Hurd
AFFIANT

Subscribed and sworn to before me this 30th day of September, 1982.

Charles M. [illegible]
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-27-82

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging unto Grantee, his successors and assigns, forever.

Grantor covenants and binds, his successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 1st day of October, 1982.

J. R. Freeman, Trustee

J. R. FREEMAN, TRUSTEE

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, Charles B. Roark, Jr., a Notary Public in and for the County and State aforesaid, the within named J. R. Freeman, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of September, 1982.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-27-86

EXHIBIT "A"

DONELSON HILLS APARTMENTS
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION

BEING a tract of land in the 3rd Civil District (formerly the 15th) of Davidson County, Tennessee, being a part of Lot 3 of the Subdivision of the Old Corley Lands, of record in Minute Book "Y," Page 279, County Court Clerk's Office for Davidson County, Tennessee, being formerly known as the Carioca Apartments, and being presently known as the Donelson Hills Apartments.

SAID tract begins at an iron pin at the intersection of the northwesterly right-of-way line of Lebanon Road and the westerly right-of-way line of Omohundro Drive; thence with the northwesterly right-of-way line of Lebanon Road and a curve to the left with a radius of 989.85 feet a distance of 199.34 feet to an iron pin by others on said line; thence N 33° W. 644.96 feet with L. M. McIntire's northeasterly line to an iron pin just past a fence and by some others; thence to the left of said fence approximately parallel to it S 87° 53' E. 417.53 feet with the southerly boundary of Foxwood Subdivision of record in Book 2900, Page 24, R.O.D.C., to an iron pin; thence with the line of Minnie and Odene Foster S 3° 21' W. 77 feet to an iron pin and S 87° 53' E. 165 feet to an iron pin on the westerly right-of-way line of Omohundro Drive; thence with said right-of-way line S 8° 36' W. 349.93 feet to the point of beginning, and containing 4.03 acres, more or less.

BEING the same property conveyed to J. R. Freeman, Trustee, by Deed from H & W Foods, Inc., as of record in Book 4790, Page 948, Register's Office for Davidson County, Tennessee.

H 1 1 0 1 3
IDENTIF. REFERENCE
OCT 1 2 10 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5944 PAGE 644

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

510000.00- CO
1326.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 1338.50-
2042A10/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.I.I. 0 1 3

IDENTIF. REFERENCE

OCT 1 2 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902798