BOOK G208 PAGE 859

SPECIAL WARRANTY DEED

FROM: Stephen J. Harrison and Thomas M. Harrison, Jr., Grantors

TO: Harris A. Gilbert, Trustee, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Harris A. Gilbert, Trustee
13th Floor - Third National Bk Bldg
Nashville, TN 37219

Send Tax Bills To: Metropolitan Federal Sav. & Loan Assoc.
2304 4th Ave N.
Nashville, TN 37219

Map-Parcel Numbers
92-15-99

Field Book Numbers
21W 9445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty-Five Thousand Dollars ($255,000.00).

H. A. Gilbert, Trustee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of January, 1984.

Deborah A. Heathe
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration including a Promissory Note secured by a Tennessee Deed of Trust, Assignment of Rents and Security Agreement being recorded simultaneously herewith, Stephen J. Harrison and Thomas M. Harrison, Jr. ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Harris A. Gilbert, Trustee ("Grantee") with full power to sell, transfer, convey, mortgage, and encumber without the joinder of any beneficiary, said beneficiaries being Park West Corporation, a one-half interest, Jacobs Partners, a one-fourth interest, and Harris A. Gilbert, Executor and Trustee under the Last Will and Testament of Leon Gilbert, a one-fourth interest, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 7, 8 and the southerly 8 feet of Lot No. 9 and that part of a 10 foot alley lying adjacent to and west of said lots on the plan of P.D. Maddins' Subdivision, as of record in Book 57, page 139, said Register's Office, also part of Lot No. 7 on the Plan of part of Elliston property, as of record in Plat Book 1, page 105, Chancery Court

01/55 $75.50- CHECK

4178

at Nashville, described together according to a survey made by James L. Murphy, Jr., Surveyor, dated June 21, 1974, as follows:

Beginning at a point on the westerly margin of Louise Avenue 153.1 feet northerly from the northwest corner of said Avenue and Elliston Place, said point being the northwest corner of said Avenue and a 10 foot alley; thence with the westerly margin of said Louise Avenue, North 32 deg. 00' West 108 feet to a point 297 feet southerly from the southwest corner of said Avenue and State Street; thence South 58 deg. 09' 30" West 168 feet to a point on the easterly margin of a 12 foot alley; said point being 297 feet southerly from said State Street; thence with the easterly margin of said 12 foot alley, South 32 deg. 00' East 81 feet to an iron pin; thence North 58 deg. 09' 30" East 28 feet to an iron pin; thence South 32 deg. 00' East 21 feet; thence South 77 deg. 00' East 8.48 feet to an iron pin on the northerly margin of said 10 foot alley; thence with the margin of said alley, North 58 deg. 09' 30" East 134 feet to the beginning.

Being the same property conveyed to Stephen J. Harrison and Thomas M. Harrison, Jr. by deed from Michael L. Streams and wife Norma B. Streams of record in Book 5765, page 193, Register's Office for Davidson County, Tennessee.

This is improved property, known as 203, 205, and 207 Louise Avenue, Nashville, Tennessee.

Grantors also assign and transfer to Grantee all of Grantors' rights, title and interest, if any, in all personal property located on the above-described property and used in connection with the management, operation and maintenance of the property; all of Grantors' rights, title and interest in all tenant leases relating to the above-described property; and all assignable warranties, if any, applicable to heating, air conditioning, utilities and construction comprising the above-described property.

This conveyance is expressly made subject to the following:

(1) The lien for 1984 taxes which will be paid by the Grantee.

(2) Rights of parties in possession under the tenant leases affecting the above-described property.

(3) All zoning regulations, building restrictions and other laws, ordinances, regulations or restrictions of any governmental authority having jurisdiction over the above-described property which are now or are hereafter adopted.

(4) Deed of Trust executed by Michael L. Streams and wife, Norma B. Streams, to W. D. McMurray, Trustee, of record in Book 5380, page 986, said Register's Office, dated December 29, 1978, to secure to Clover Bottom Estates, Inc., an indebtedness in the amount of $55,500.00.

(6) A boundary survey of the premises made by R. L. Montoya, Registered Land Surveyor, dated November 7, 1978, Job No. 78-1587, shows certain slight differences with the description contained in the deed of record in Book 5380, page 977.

(7) Easement for driveway purposes only over and upon that portion of the premises defined in the instrument establishing the easement for a period of 30 years, from and after December 27, 1978, executed by and between Clover Bottom Estates, Inc. and Martin's & Bracey-Welsh, Inc. which said instrument is of record in Book 5380, page 746, Register's Office for Davidson County, Tennessee, and which instrument further provides for earlier periods of termination, all as set out and provided therein.

The above-described property is not the place of usual residence of the Grantors, said property being commercial property.

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

And Grantors do covenant and bind Grantors, their heirs, successors, and assigns, to warrant and defend the title to the above-described property to the Grantee against the lawful claims of all persons whomsoever claiming by, through or under the Grantees, but not otherwise.

Witness our hands this 5 day of January, 1984.

Stephen J. Harrison
STEPHEN J. HARRISON

Thomas M. Harrison Jr.
THOMAS M. HARRISON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public in and for said County and State, the within named STEPHEN J. HARRISON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of January, 1984.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public in and for said County and State, the within named THOMAS M. HARRISON, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of January, 1984.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

H95811

IDENTIF. REFERENCE

JAN 5 9 02 PM '84

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

RECEIVED OF _____

FOR _____

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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

255000.00- CAMT.
663.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 675.50-
4178A01/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 5 8 1 1

IDENTIF. REFERENCE

JAN 5 3 42 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4658