BOOK 6536 PAGE 597

scbl2:4/15/85

FROM:	Charles W. Mars and wife, Ruby G. Mars	This instrument prepared by: DEARBORN & EWING, ATTORNEYS
TO:	Jack T. Pitt and Betty C. Pitt	Suite 1200, One Commerce Place Nashville, Tennessee 37239
Address New Owner: Mr. and Mrs. Jack T. Pitt 1043 Falls Ave. Madison Tn. 37115	Send Tax Bills to: American General Mortgage Company P. O. Box 1375 Houston, TX 77251	Map-Parcel No. 120-6 Par 45 alw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Jack T. Pitt
Affiant

Subscribed and sworn to before me, this the 16th day of April, 1985.

Stephen C Baker
Notary Public

My Comm. Expires: 11/1/87

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles W. Mars and wife, Ruby G. Mars, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jack T. Pitt and Wife, Betty C. Pitt hereinafter called the GRANTEES, their successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever, and GRANTORS covenant with the said GRANTEES that the same is unencumbered, unless otherwise herein set out; and GRANTORS further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons or parties claiming by, through, or under GRANTORS. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed on the 16th day of April, 1985.

Charles W. Mars
Charles W. Mars

Ruby G. Mars
Ruby G. Mars

3395

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Stephen C. Baker, a Notary Public in and for said County and State, the within named Charles W. Mars and Ruby G. Mars, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 1985.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 11/1/87

STEPHEN C BAKER NOTARY PUBLIC STATE OF TENNESSEE

I 9 7 7 2 5

IDENTIF. REFERENCE

APR 10 3 15 PM '85

FELICIA WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH

598

EXHIBIT A

A certain tract of land in Davidson County, Tennessee, being Lot No. 2 on the First Revision, Resubdivision, Lot 2, Sky Harbor Subdivision, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southern R.O.W. margin of an L & N Railroad spur, being the northwest corner of the property described herein; thence along a curve to the right having a radius of 513.69 feet and a length of 215.0 feet, N 72° 24' 25" E 213.43 feet, the chord of said curve, to an iron pin located in the southern R.O.W. margin of an L & N Railroad spur and also located in the western R.O.W. margin of McGavock Pike; thence S 4° 45' W 261.84 feet to a point located in the western R.O.W. margin of McGavock Pike and also located in a 20' Ingress and Egress Easement; thence N 55° 44' W 111.27 feet to a point; thence N 4° 01' 47" E 69.44 feet to a point; thence N 55° 44' W 114.58 feet to the point of beginning.

Being part of the same property conveyed to Charles W. Mars and wife, Ruby G. Mars, by deed from Henry Hudson and wife, Ruth C. Hudson, of record in Book 5147, page 767, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Charles W. Mars and wife, Ruby G. Mars, by quitclaim deed from Henry Hudson and wife, Ruth Hudson, of record in Book 5271, page 554, said Register's Office.

The above property is conveyed suoject to the following:

1. 1985 Metropolitan Government taxes.

2. Deed of trust from Henry Hudson and wife, Ruth C. Hudson, to J. Robert Cannon, Trustee, dated July 29, 1968, of record in Book 4255, page 65, said Register's Office, to secure an indebtedness evidenced by a principal note of even date in the original principal amount of $255,000.00, payable to Gulf Life Insurance Company of Jacksonville, Florida. Said deed of trust was amended by an Amendment to Note and Deed of Trust of record in Book 4265, page 515, said Register's Office.

3. Lease by and between Charles W. Mars and wife, Ruby G. Mars, Lessors, and National Advertising Company, Lessee, dated July 28, 1978, of record in Book 5385, page 445, said Register's Office. NOTE: The acknowledgement on said lease is improper.

4. Lack of direct access to a controlled access highway and slope fill easement, such access and easement having been condemned in the suit styled State of Tennessee, Department of Highways, David M. Pack, Commissioner vs. Mrs. Loula May Smith and Frank B. Welch, Trustee, No. 72871, in the Fifth Circuit Court of Davidson County, Tennessee, of record in Book 4037, page 973, said Register's Office.

5. All matters as shown on the Plat of Resubdivision, Lot 2, Sky Harbor Subdivision, of record in Book 5210, page 392, said Register's Office, as revised of record in Book _____, page _____, said Register's Office.

6. Rights of existing tenants.

Grantors agree to pay the indebtedness described in the exception in paragraph 2 above. Payments on such indebtedness shall be made in accordance with the terms of such indebtedness.

Grantors as the owners of Lot 1 on the first revision of the resubdivision of Lot 2 Sky Harbor Subdivision, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee, do hereby further transfer and convey and relinquish unto Grantees the northerly 89.58 foot portion of the 20-foot ingress and egress easement shown on said plat, such portion of said easement being north of the northerly boundary line of Lot 1.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6536 PAGE 600

FOR _____

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
			250000.00- CAMT.	
			650.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	659.50-
9396A	04/18/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 9 7 7 2 5

IDENTIF. REFERENCE

APR 18 3 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126299