Map Par.
118-16-25

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 9th day of September, 1985, by and between AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY (formerly The National Life and Accident Insurance Company), a Tennessee corporation and JHF & S PARTNERS. BOOK 5859 PAGE 574

WITNESSETH, that AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, for and in consideration of the sum of $475,000 and other good and valuable consideration paid by JHF & S PARTNERS, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey, Warrant and Confirm unto the JHF & S PARTNERS, the following described real estate, situated in the City of Nashville, Davidson County, Tennessee:

> Land in the Sixth Civil District of Davidson County, Tennessee, being Lots Nos. 86 and 87, in Sidco Subdivision, Section III, as of record in Book 2663, page 41, Register's Office for said County.
>
> Said Lot No. 86 fronts 100 feet on the westerly side of Foster Creighton Drive and runs back between parallel lines 210.0 feet to a dead line, measuring 100 feet thereon.
>
> Said Lot No. 87 fronts 100 feet on the westerly side of Foster Creighton Drive and runs back between parallel lines 210.0 feet to a dead line, measuring 100 feet thereon.
>
> Being the same property conveyed to The National Life and Accident Insurance Company, by deed from J. E. Crain and Son, of record in Book 3617, page 465, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same, together with all rights, appurtenances and all estate, title, claim or demand whatsoever of AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, to the same, unto JHF & S PARTNERS, its successors and assigns, forever. AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, for itself and its successors and assigns, does covenant with JHF & S PARTNERS, its successors and assigns, that it is lawfully seized of said premises, that the same is free from encumbrances except for ad valorem taxes for the year 1985 and any special property assessment, governmental zoning and subdivision ordinances in effect thereon, right of way, easements and restrictions of record, and that it has good, right and lawful authority to sell the same and that it will warrant and defend the same unto JHF & S PARTNERS, its

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successors and assigns, forever, against the lawful claims of all persons claiming by and through or under AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, but not otherwise.

IN WITNESS WHEREOF, AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY has caused this Deed to be executed by its authorized officers this the 9th day of September, 1985.

AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY

Witness

By: Ernest K. Hardison III

Witness

Attest: Jean H. Overstreet

SLM3328

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Ernest K. Hardison, III and Jean H. Overstreet, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Second Vice President and Assistant Secretary of AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, the within named bargainor, a corporation, and that they as such Second Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Ernest K. Hardison, III as such Second Vice President and attesting the same by the said Jean H. Overstreet as such Assistant Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of September, 1985.

Notary Public

My Commission Expires:

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES

This Instrument Prepared By: JULY 17, 1958

Stephen L. Meyer
2750 American General Center
Nashville, TN 37250

Mail Bergen & Lad Beech
J. H. F & S. Partners
3630 Second Ave.
Nash - Tenn

SEP 13 4 45 PM
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

36510

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4 None
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Sept 1985.
Deputy Register

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6656 PAGE 576

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			475000.00- CAPIT.	
			1235.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1241.50-	
7004A09/13/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3651 0

IDENTIFICATION REFERENCE

SEP 13 4 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172733