File 6

BOOK 6718 PAGE 832

SPECIAL WARRANTY DEED

RE-RECORD
BOOK 6809 PAGE 371

FROM: Edward P. Collins, Grantor

TO: George W. Holder, Jr., Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner as Follows:
George W. Holder, Jr.
2615 Griscom Drive
Nashville, Tennessee 37204

Send Tax Bills To:
same

Map-Parcel Numbers
118-3-65

Field Book Numbers
BH-04584

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Thousand Dollars ($90,000.00).

Edward P Collins
Affiant

SUBSCRIBED AND SWORN TO before me, this the 26 day of November, 1985.

Notary Public

My Commission Expires: 8-26-87

FOR AND IN CONSIDERATION OF the sum of ~~$90,000.00~~, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Edward P. Collins and wife, Ruth C. Collins as Grantor has bargained and sold, and by these presents does transfer and convey unto the said George W. Holder, Jr. as Grantee, his heirs, successors, and assigns, all of Grantor's ONE HALF UNDIVIDED ~~right, title and~~ interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Bransford Industrial Park, of record in Book 4460, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 150 feet on the westerly margin of Grissom Drive and extends back 127.90 feet on the southerly line and 138.44 feet on the northerly line to a rear line which is a broken line measuring 184.80 feet thereon.

The above property is conveyed expressly subject to the following: (1) an Owner's Certificate; (2) a 15 foot minimum building setback line from Grissom Drive; (3) a 10-foot easement for public utility and drainage purposes along the rear line; and (4) a 2.5 by 25 foot anchor easement at the northeast corner; and (5) a 20

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foot easement for access to Lot No. 9 as described and recorded in Book 5238, page 845, Register's Office for Davidson County, Tennessee.

RE-RECORD

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Being the same property conveyed by Joe Davis and L. C. Anderson, Jr. to George Holder and Edward P. Collins by deed of record in Book 5241, page 147, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2615 Grissom Drive, Nashville, Tennessee 37204.

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 Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth above or by, through or under Grantor and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantee, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Witness Grantor's hand this 26 day of November, 1985.

56346

IDENTIFICATION REFERENCE

Nov 26 4 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Edward P. Collins
EDWARD P. COLLINS

Ruth C. Collins
RUTH C. COLLINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID W RADER, a Notary Public of said County and State, EDWARD P. COLLINS, 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 26 day of November, 1985.

David W Rader
Notary Public

DAVID W. RADER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-26-87

RE-RECORD

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth C. Collins, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 4-19-87

RE-RECORD
84933

IDENTIFICATION REFERENCE

MAR 21 9 31 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN