B 2441

SPECIAL WARRANTY DEED

FROM: Kermit C. Stengel, Jr, Karl E. Haury, and H&S Development Co., Inc., a Tennessee corporation, each as to an undivided one third (1/3) interest, Grantors

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Howard LaDon, Baltimore, Trustee

Address New Owner(s) as Follows:

Howard LaDon Baltimore
18th Floor
Life & Casualty Tower
401 Church Street
Nashville, TN 37319

Send Tax Bills To: Same

Map-Parcel Numbers

Part of 105-14-255

Field Book Numbers

Part of BH 445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Sixty-Three Thousand Two Hundred Dollars ($763,200).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of May, 1986.

Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Sixty-Three Thousand Two Hundred Dollars ($763,200), of which the sum of Two Hundred Thousand Dollars ($200,000) has been paid in cash, the receipt of which are hereby acknowledged, and for the balance of which Grantee has executed a promissory note in the amount of Five Hundred Sixty Three Thousand Two Hundred Dollars ($563,200) and secured by a deed of trust being recorded simultaneously herewith, Kermit C. Stengel, Jr., Karl E. Haury, and H&S Development Co., Inc., a Tennessee corporation, each as

to an undivided one third (1/3) interest, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said HOWARD LaDON BALTIMORE, Trustee, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract of land in the City of Berry Hill, Sixth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Melpark Subdivision Section 4 of record in Book 6250, page 803, Register's Office for Davidson County, and being more particularly described as follows:
>
> Beginning at a point in the southern margin of Bradford Avenue, said point being 25.04 feet west of the western margin of White Avenue extended; thence south 71° 04' west, 135.21 feet to an iron pin in the southern margin of Bradford Avenue; thence south 18° 30' east 183.75 feet to an iron pin; thence north 71° 04' east, 161.33 feet to an iron pin in the western margin of White Avenue; thence along the western margin of White Avenue north 18° 50' west 158.71 feet to an iron pin; thence in a northerly and westerly direction 39.31 feet along a curve to the left of 25.0 foot radius and having a central angle of 90° 06' to an iron pin, being the point of beginning, containing 0.67 acre, more or less, reserving, however, to the Lessors for themselves, their heirs, successors and assigns, a utility easement 5 feet in width along the southerly margin of the premises for the use of the above premises and other properties of the Lessor abutting the same or situated within the area known as Melrose Park.

This is improved improved property, known as 701 Bradford Avenue, Berry Hill, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. Easements, setback lines and other matters shown on plan of record at Book 6250 Page 803, Register's Office of Davidson County.

2. Lien for 1986 ad valorem taxes not yet due and payable.

3. Indenture of Lease between The Block Company, a Joint Venture, as Lessor, and the Federal Home Loan Bank of Cincinnati, as Lessee, dated February 14, 1984,.

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, its heirs, successors, and assigns, forever.

And Grantor does covenant and bind Grantor, its 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 claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Mildred Haury, wife of Karl E. Haury, and Patricia Stengel, wife of Kermit C. Stengel, Jr., join in this conveyance for the sole purpose of conveying to the Grantee all rights that either or both may have in the property by marriage or otherwise, but without making warranty of any kind.

Witness our hand this 13th day of May, 1986.

Karl E. Haury
KARL E. HAURY

Mildred Haury
MILDRED HAURY

K. C. Stengel
KERMIT C. STENGEL, JR.

Patricia Stengel
PATRICIA STENGEL

H & S DEVELOPMENT COMPANY

By: Reese Smith Jr.

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dora Dee Ivy, a Notary Public of said County and State, personally appeared REESE L. SMITH JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be PRESIDENT (or other officer authorized to execute the instrument) of H & S DEVELOPMENT COMPANY, the within named bargainor, a corporation, and that he as such PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal, at Office in Nashville, this 13th day of May, 1986.

Dora Dee Ivy
Notary Public

My Commission Expires: 11/20/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mara Dee Taft, a Notary Public of said County and State, KARL E. HAURY, 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, at Office, this 13th day of May, 1986.

Mara Dee Taft
Notary Public

My Commission Expires: 11-12-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mara Dee Taft, a Notary Public of said County and State, MILDRED HAURY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13th day of May, 1986.

Mara Dee Taft
Notary Public

My Commission Expires: 11-12-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mara Dee Taft, a Notary Public of said County and State, KERMIT C. STENGEL, JR., 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, at Office, this 13th day of May, 1986.

Mara Dee Taft
Notary Public

My Commission Expires: 11-12-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Dee Tyler, a Notary Public of said County and State, PARTICIA STENGEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13th day of May, 1986.

Mary Dee Tyler
Notary Public

My Commission Expires: 4-12-87

0 1 6 8 4

IDENTIFICATION REFERENCE

MAY 16 4 00 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1564W/4-8-86

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

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 507

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

763200.00- CAMT.
1984.32 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 1999.82-
5132A05/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01684

IDENTIFICATION REFERENCE

MAY 16 4 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248932