PREPARED BY:
Dewey Pedigo, Jr.
Attorney at Law
301 Stahlman Building
Nashville, TN 37201
From Information
furnished by the
Grantor

ADDRESS OF NEW OWNER:
University of Tennessee
Knoxville, Tennessee

SEND TAX BILLS TO:
(fee simple)
(Tax Exempt)

MAP/PARCEL No.:
Map 116-13-D
Parcels 1C0/9C0/
11C0/16C0
802-78221/78229/
78231/78236

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of December, 1987, between **ROY C. FLOWERS**, a single person (the "Grantor"), and **THE UNIVERSITY OF TENNESSEE**, an educational institution having its principal office in Knoxville, Knox County, Tennessee (the "Grantee"):

W I T N E S S E T H:

That the said Grantor, as a gift and without consideration, hereby grants, bargains, transfers and conveys unto the Grantee the following described premises situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lots No. 1, 9, 11, and 16 on the plan of Jocelyn Manor, Second Revision, Revised Plat, of record in Book, 6900, page 180, Register's Office for said County.

SAID Lot No. 1 fronts 41.60 feet on the southerly margin of Cargile Lane and extends back 206.42 feet on the broken, northeasterly line and 235.49 feet on the broken, southwesterly line to a broken line in the rear fronting on the westerly margin of Sedberry Road and measuring 106.88 feet thereon.

SAID Lot No. 9, which is a corner lot, fronts 102.99 feet on the broken, easterly margin of Cargile Lane and fronts 88.34 feet on the northerly margin of Cargile Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 115.84 feet on the northerly line and 127.88 feet on the easterly line to a point of intersection.

SAID Lot No 11 fronts 100.0 feet on the westerly margin of Cargile Lane and extends back 124.05 feet on the northerly line and 132.51 feet on the southerly line to a broken line in the rear, measuring 104.12 feet thereon.

SAID Lot No. 16 fronts 83.49 feet on the northwesterly margin of Cargile Lane and extends back 122.07 feet on the northeasterly line and 138.05 feet on the southwesterly line to a dead line in the rear, measuring 85.0 feet thereon.

BEING the same property conveyed to Roy C. Flowers by deed from J. Terry Hunter, Trustee of record in Book 7342, page 385, said Register's Office.

This is (un)improved property, known as 200, 205, 225 and 248 Cargile Lane, Nashville, Tennessee 37205.

With the hereditaments and appurantenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to **THE UNIVERSITY OF TENNESSEE**, its successors and assigns, forever.

And the said Roy C. Flowers, for himself and his heirs, executors and administrators, does hereby covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same. The premises are conveyed subject to restrictive covenants of record in Book 6950, page 128, as amended in Book 7008, page 333, and Book 7132, page 755, said Register's Office, and to the matters set forth in the above referenced plan of record.

And Grantor does further covenant and bind himself, his heirs and legal representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, The Grantor has executed this instrument on the day and year first above written.

Roy C. Flowers

ROY C. FLOWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Jim R. Humphres, a Notary Public in and for said County and State, the within named **ROY C. FLOWERS**, 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, Davidson County, Tennessee, this 22ND day of December, 1987.

Jim R. Humphres

NOTARY PUBLIC

JIM R. HUMPHRES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/9/88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00 CD/AX.

Kay C. Flowers
AFFIANT

Subscribed and sworn to before me, this 22 day of DECEMBER, 1987.

Joni L. Humphres
NOTARY PUBLIC

My Commission Expires:

5/9/88

JONI L. HUMPHRES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

92455

IDENTIFICATION REFERENCE

DEC 22 | 43 PM '87

DAVIDSON COUNTY, TN

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