B0418

MDSWP908 07/25/88 dsw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 7611 PAGE 584

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
John H. and Betty B. McAlister 5960 Sedberry Road Nashville, Tennessee 37205	Same	Part of 93-1-73 93-1-86

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, John M. Grissim ("Grantor") has bargained and sold, and by these presents does transfer and convey unto John H. McAlister and wife, Betty B. McAlister ("Grantees"), their heirs and assigns, an undivided one-third (1/3) interest in a certain tract or parcel of land in Davidson County, Tennessee, as more particularily described on Exhibit A attached hereto and by reference made a part hereof.

This is improved property known as 450 Tenth Circle North, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Property Taxes for 1988, a lien but not yet due and payable.

2. Unrecorded Lease by and between J. M. Grissim, Trustee, (Lessor) and Diaclin Laboratory, Inc., (Lessee) for ten years beginning July 1, 1978.

3. Restrictive covenants contained in instrument of record in Book 2735, page 473, dated January 20, 1958, filed January 22, 1958, in Book 3892, page 75, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 3842, page 64, said Register's Office, shows an owner's certificate, a 5 foot minimum building setback line from 10th Circle North, and a 5 foot easement for public utility and drainage purposes along the front line of said lot on 10th Circle North and Pearl Street.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons arising by, through or under Grantor and no other and further except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 25th day of July 1988.

John M. Grissim
John M. Grissim

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 7611 PAGE 585

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, John M. Grissim, the within named bargainor[s], 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 25 day of July, 1988.

Kristen Mac Summons
Notary Public

My Commission Expires:

May 8, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $135,000.00.

John M. Nicholson
Affiant

Sworn to and subscribed before me this 25 day of July, 1988.

Linda L. Chastain
Notary Public

My Commission Expires:

3-8-89

MDSCW565

EXHIBIT A

BOOK 7611 PAGE 586

Being Parcel K(a) on the Re-Subdivision of Parcels K(a) and K(c) on the Plan of the Re-Subdivision of Block K of the Capitol Hill Re-Development Project as of record in Book 3842, Page 64, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of 10th Circle North at the common corner of Parcels K(a) and K(b); thence with the line between said parcels North 61° 44' East, 154.96 feet to the common corner of Parcels K(a), K(b) and K(c) on said plan; thence with the line of K(a) and K(c) South 28° 34' East, 92.65 feet to a point in the northerly margin of Pearl Street; thence with the margin of the same South 61° 26' West, 164.33 feet to a point at the beginning of a curve; thence around said curve northwestardly 38.43 feet to a point in the easterly margin of 10th Circle North; thence with the margin of the same northwardly 21.70 feet and continuing with the margin of the same North 5° 09' West, 50.62 feet to the point of beginning.

Being part of the same property conveyed to J.M. Grissim, Trustee, by deed of record in Book 5297, Page 440, Register's Office for Davidson County, Tennessee; and

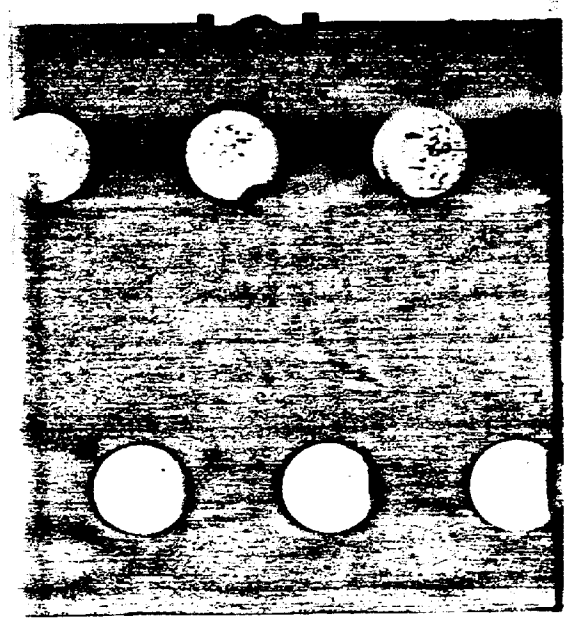
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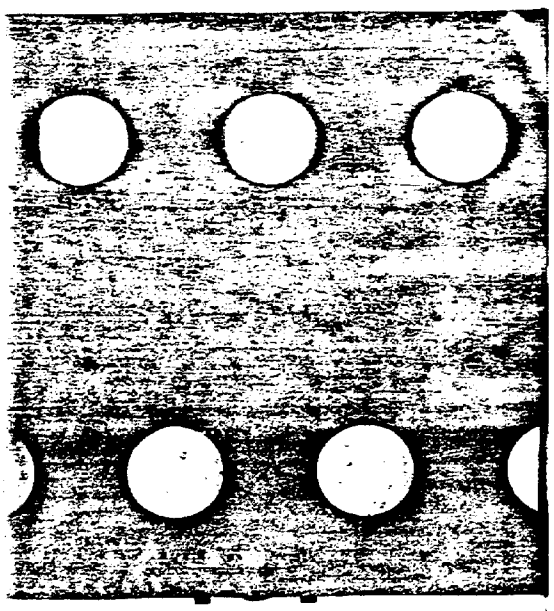
IDENTIFICATION REFERENCE

JUL 28 9 39 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1928 07/28 0101 03CHECK 455.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7611 PAGE 587

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
135000.00

CON TX 445.50
PRFEE 0.50
WDEED 9.00
TOTAL 455.00
CHECK 455.00

07/28/88 01 09:42 0001 1928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 4 5 3.

IDENTIFICATION REFERENCE

JUL 28 9 39 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117681