Box 29

BOOK 7638 PAGE 732

This Instrument Prepared By:
W. Lee Corbett & Associates
2114 Parkway Towers
Nashville, TN 37219

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
917 Eighth Avenue Associates, a partnership 214 25th Avenue North Nashville, TN 37203	Same	Map 105-2 Parcel 99

Aug 29 4 16 PM '88
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

62974

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Walter L. Timmons, Jr. (the "Grantor") has bargained and sold and by these presents does transfer and convey to 917 Eighth Avenue Associates, a partnership composed of Charles Edward Benneyworth, Albert George Benneyworth, Mary Martha Greer, Greer Investment Company, a Tennessee corporation, and July Realty Company, a partnership composed of H. Lynn Greer and June Greer Bogle (the "Grantee"), its successors and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lots 4 and 5 on the Plan of Overton's Rock Castle tracts, as recorded in Plat Book 21, Page 94, Register's Office for Davidson County, Tennessee;
>
> Commencing at the northwesterly intersection of 8th Avenue South and Archer Street, thence North 2 degrees 27 minutes 24 seconds West, 190.44 feet to a point in the southerly line of the herein described property; thence South 82 degrees 22 minutes 54 seconds East, 7.62 feet to the point of beginning; thence North 82 degrees 22 minutes 54 seconds West, 191.90 feet to an iron pin in the east right of way of a 20 foot alley; thence continuing along said right of way North 4 degrees 53 minutes 09 seconds East 100.88 feet to an iron pin (by others); thence leaving said alley South 82 degrees 03 minutes 52 seconds East, 178.98 feet to a point in the southwesterly right of way of 8th Avenue South; thence continuing along said right of way South 2 degrees 27 minutes 24 seconds East, 101.34 feet to the point of beginning and containing 18,589 square feet or 0.427 acres more or less.
>
> Being the same property conveyed to Walter L. Timmons, Jr., by deed from Millbrook Motor Company, a Tennessee corporation, of record in Book 6963, Page 913, said Register's Office.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to the following:

1. 1988 real property taxes prorated and assumed by Grantee.

2. Deed of Trust from Walter L. Timmons, Jr. and wife, Joanne L. Timmons to James William Hofstetter, Jr., Trustee, dated August 29, 1986 and filed for record August 29, 1986 at 1:17 p.m., of record in Book 6963, Page 917, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Deed of Trust Note of even date in the original principal amount of $130,000.00, and the repayment of any future advances, payable to Third National Bank in Nashville.

3. Modification of Note and Deed of Trust by and between Walter L. Timmons, Jr. and Third National Bank in Nashville, dated

December 10, 1986 of record in Book 7066, Page 698, Register's Office for Davidson County, Tennessee, modifying Deed of Trust Note in the original amount of $130,000.00 and Deed of Trust of record in Book 6963, Page 917, said Register's Office.

4. Second Modification of Note and Deed of Trust by and between Walter L. Timmons, Jr. and Third National Bank in Nashville dated August 7, 1987 of record in Book 7322, Page 156, Register's Office for Davidson County, Tennessee modifying Deed of Trust Note in the original amount of $130,000.00 and Deed of Trust of record in Book 6963, Page 917, said Register's Office.

5. The survey of John Kohl and Company, P.C., by Patrick S. Coode, Registered Land Surveyor, No. 855, dated July 30, 1986, shows a chain link fence encroaching on the alley along the west side of said property.

TO HAVE AND TO HOLD the real property together with the said appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants and binds himself and his heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of those matters specifically set forth herein), but not further or otherwise.

Joanne L. Timmons, wife of the Grantor, joins in this conveyance solely to transfer to Grantee whatever interest she may have, if any, in said real estate.

This is improved property known as 917 8th Avenue South, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed this 24th day of August, 1988.

Walter L. Timmons, Jr.

Joanne L. Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Walter L. Timmons, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of August, 1988.

Bonnie J. Lee
Notary Public

My Commission Expires: Nov. 12, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Joanne L. Timmons, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of August, 1988.

Bonnie J. Lee
Notary Public

My Commission Expires: Nov. 12, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Albert M Bennyhoff
Affiant

Sworn to and subscribed before me this 24 day of August, 1988.

Bonnie J. Lee
Notary Public

My Commission Expires: Nov. 12, 1989

2039 08/29 0101 03CHECK 1676.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7638 PAGE 735

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 505000.00
CON TX 1666.50
PRFEE 0.50
WDEED 9.00
TOTAL 1676.00
CHECK 1676.00

08/29/88 01 16:17 0001 2039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62974

IDENTIFICATION

AUG 29 4 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 128537