BOOK 7800 PAGE 436

File 5D

SPECIAL WARRANTY DEED

FROM: Robert E. Lee, Jr. and wife, Sally U. Lee, Grantors

TO: David Allen Bloodworth, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

1214 Demonbreun St.
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

New Owner

Map 92-10

Parcel Numbers
259, 267.2, 266, 267, 267.1

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty Five Thousand Dollars ($155,000).

David A Bloodworth
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of March, 1989.

Joshua F. Cagle
Notary Public

My Commission Expires: 11-21-92

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Robert E. Lee, Jr. and wife, Sally U. Lee, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said David Allen Bloodworth, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and made a part hereof by this reference.

This is improved property, known as 500, 504 and 506 28th Avenue North, 510 27th Avenue North, and 2707 Delaware Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the exceptions set out in Exhibit B attached hereto and made a part hereof.

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it.

And Grantors do further covenant and bind Grantors, their 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 Grantors, but not further or otherwise, and except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 23rd day of March, 1989.

ROBERT E. LEE, JR.

Sally U. Lee
SALLY U. LEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joshua F. Aylor, a Notary Public of said County and State, ROBERT E. LEE, 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 23rd day of March, 1989.

Joshua F. Aylor
Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joshua F. Aylor, a Notary Public of said County and State, SALLY U. LEE, 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 23rd day of March, 1989.

Joshua F. Aylor
Notary Public

My Commission Expires: 11-21-92

9421W/03-13-89

EXHIBIT A

TRACT I:
Land in Davidson County, Tennessee, described as follows:

Being the west 24 feet of Lot No. 3 and the east 10 feet of Lot No. 4, Block "D" of M.B. & M.S. Pilcher Resubdivision of part of the Barrow Land, a plan of said Barrow Land being of record on page 68 of Plan Book 1 of the Chancery Court, a plan of said resubdivision being of record in Book 57, page 91, and an amended plan of Block "D" being of record in Book 57, page 151.

Said parts of lots 3 and 4 front together 34 feet on the south side of Delaware formerly Short or Craft Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to ROBERT E. LEE JR., AND WIFE, SALLY U. LEE, by deed from BLOUNT NATIONAL BANK, TRUSTEE FOR MEMORIAL TRUST, of record in Book 6719, page 800, Register's Office for Davidson County, Tennessee.

TRACT II:
A parcel of land located in Block "D" in M.S. and M.B. Pilcher's Resubdivision of Block "D" recorded in Book 57, pages 91 and 151, of the said Register's Office, and being that part of Lots 16, 17, 18, 19, 20 and 21 in said Block "D" that lie north of a line 40 feet northerly from and parallel to the center line of the main tract of the Tennessee Central Railway as then located.

Being the same property conveyed to ROBERT E. LEE JR., AND WIFE, SALLY U. LEE, by deed from BLOUNT NATIONAL BANK, TRUSTEE FOR MEMORIAL TRUST, of record in Book 6719, page 809, Register's Office for Davidson County, Tennessee.

TRACT III:
PARCEL 1A
Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13, all of 14, and part of Lot 15 on the Plan of M.S. Pilcher's Re-Subdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast corner of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight et al by property line agreement; thence with said old stone wall in said established line, north 73 deg. 30' east 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence with same south 18 deg. 30' east 100 feet to an iron pin; thence with an old established wire fence south 73 deg. 30' west 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with the same north 16 deg. 30' west 100 feet to the beginning.

Included in the above described, but excluded from the within conveyance is that portion of the property lying southerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plan of record in Book 4040, page 700, Register's Office for Davidson County, to which reference is made.

Being the same property conveyed to ROBERT E. LEE JR., AND WIFE, SALLY U. LEE, by deed from BLOUNT NATIONAL BANK, TRUSTEE FOR MEMORIAL TRUST, of record in Book 6719, page 803, Register's Office for Davidson County, Tennessee.

PARCEL 1B
Land in Davidson County, Tennessee, being parts of Lots Nos. 12, 13, all of 14, and part of Lot No. 15 on the Plan of M.S. Pilcher's Re-subdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast corner of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight, et al by property line agreement; thence with said old stone wall and said established line, north 73 deg. 30' east 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence with same south 18 deg. 30' east 100 feet to an iron pin; thence with an old established wire fence south 73 deg. 30' west 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same north 16 deg. 30' west 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying northerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, to which reference is made.

Being the same property conveyed to ROBERT E. LEE, JR., AND WIFE, SALLY U. LEE, by deed from BLOUNT NATIONAL BANK, TRUSTEE FOR MEMORIAL TRUST, of record in Book 6719, page 812, Register's Office for Davidson County, Tennessee.

PARCEL 2
Being a part of Lot No. 15, M.S. Pilcher's Re-Subdivision of Block "D" in M.B. & M.S. Pilcher's Subdivision of part of the Barrow Property as of record in Book 57 page 151, said Register's Office, and a part of Felicia Street, closed by Ordinance 66.908 and described according to a survey made by Barge-Waggoner & Sumner, Inc., as follows:

Beginning in the east margin of 28th Avenue North, at a point in the center of Felicia Street, closed, thence with said Avenue, North 16 deg. 58' west 41.93 feet; thence along an old fence line, north 73 deg. 30' east 111.64 feet to the west margin of an alley; thence with said alley South 13 deg. 38' east 22.20 feet; thence along the north margin of Felicia Street, closed, north 76 deg. 15' east 6 feet; thence south 13 deg. 38' east 24.27 feet to a point in the north margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way south 54 deg. 19' west 2.03 feet; thence leaving said right-of-way and with the center of Felicia Street, closed, South 76 deg. 15' west 113.17 feet to the beginning.

Being the same property conveyed to ROBERT E. LEE JR., AND WIFE, SALLY U. LEE, by deed from BLOUNT NATIONAL BANK, TRUSTEE FOR MEMORIAL TRUST, of record in Book 6719, page 806, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1989 Real Estate Taxes, a lien, not yet due and payable.

2. Property line agreement of record in Book 4040, page 696, Register's Office for Davidson County, Tennessee.

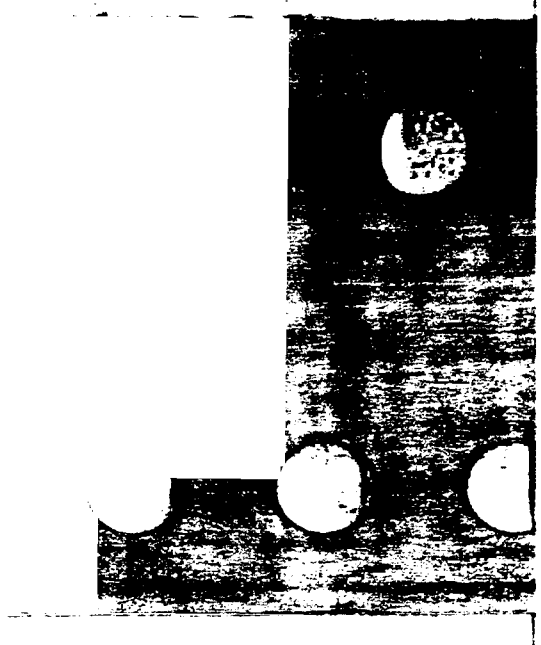
REC'D 03/24 0101 0SC-HECK 530.00

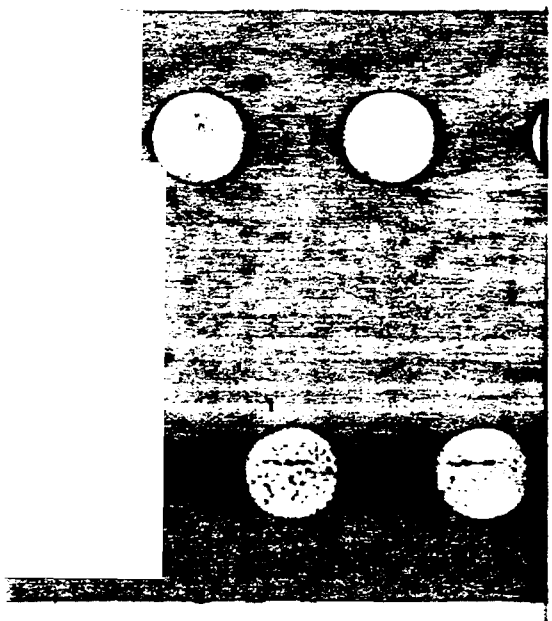
19133

TENNESSEE REGISTER

MAR 24 11 39 AM '89

9421W/03-13-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7800 PAGE 492

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	
	155000.00
CON TX	511.50
PRFEE	0.50
MTGFEE	18.00
TOTAL	530.00
CHECK	530.00

03/24/89 01 11:42 0001 8812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19133

IDENTIFICATION REFERENCE

MAR 24 11 39 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 193302