Dey 24

BOOK 8027 PAGE 873

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1-17-90

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$79,200.00.**

Affiant

Subscribed and sworn to before me this 17th day of January, 1990.

Notary Public

My commission expires:

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires Nov. 21, 1992

9.7.1:5.1.

IDENTIFICATION REFERENCE

JAN 18 11 39 AM '90

FELIX Z. WILKINS III REG.
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
Steven R. Kinney and wife, Flora S. Kinney 348 Willow Bough Lane Old Hickory TN. 37138	**NEW OWNER**	**85-55** **(Portion)**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RCM INTERESTS,** a Tennessee limited partnership, hereinafter called Grantor, has bargained and sold and by these presents does transfer and convey unto **Steven R. Kinney and wife, Flora S. Kinney**, hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described on Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for an easement reserved in an instrument of record in Book 5848, page 105, Register's Office for Davidson County, Tennessee, and those matters disclosed by the Plat of record in Book 6200, page 926, said Register's Office, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor but not further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of January 1990.

RCM INTERESTS

By: Robert C. H. Mathews
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. H. Mathews, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of **RCM INTERESTS** the bargainor, a Tennessee limited partnership, and that he as such General Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited partnership by himself as such General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 18th day of January, 1990.

NOTARY PUBLIC

THOMAS C. SCOTT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My commission expires: My Commission Expires

MTG TAX 101 DEDUCK 271.35

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1-18-90

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 1 shown on Section Two, Jackson Downs, as of record in Book 6200, Page 926, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Jackson Downs Boulevard as widened, said point being southeasterly 255 feet from the southerly margin of Lebanon Pike;

THENCE, leaving said margin of Jackson Downs Boulevard, N 51° 51' 16" E, 124.00 feet to a point;

THENCE, at right angles S 38° 08' 44" E, 48.71 feet to a point;

THENCE, S 29° 02' 03" E, 105.76 feet to a point;

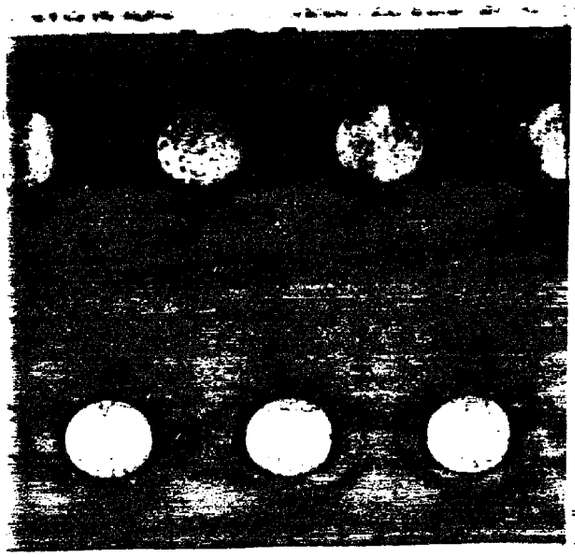
THENCE, at right angles S 60° 57' 57" W, 99.86 feet to a concrete monument;

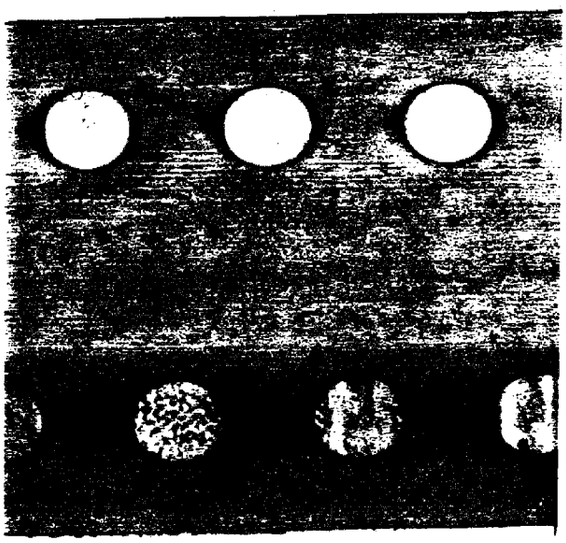
THENCE, in a westerly direction with a curve to the right, 40.06 feet to a concrete monument in the easterly margin of said Jackson Downs Boulevard, said curve having a radius of 25.00 feet, central angle of 91° 49' 04", a tangent distance of 25.81 feet, and a chord of N 73° 07' 38" W, 35.91 feet;

THENCE, with said margin in a northwesterly direction with a curve to the left 108.67 feet to the point of beginning, said curve having a radius of 675.00 feet, a central angle of 09° 13' 27", a tangent distance of 54.45 feet, and a chord of N 31° 49' 52" W, 108.55 feet;

Containing 17,920 square feet or 0.41 acre.

Being a portion of the same property conveyed to RCM Interests, a Tennessee limited partnership, by deed of record in Book 6662, Page 204, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

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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

CAMT 79200.00
CON TX 261.36
PRFEE 1.00
WDEED 9.00
TOTAL 271.36
CHECK 271.36

01/18/90 01 11:39 0001 4042

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 7. 1: 5. 1.

IDENTIFI REFERENCE

JAN 18 11 39 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 285140