This Instrument Prepared By:
KIRK C. WAITE, P.C.
7100 Executive Center Dr., #101
P.O. Box 1966
Brentwood, Tennessee 37024-1966

Box 23

BOOK 8049 PAGE 899

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NO.
Malcolm Jay Craig 1201 Lillian Street Nashville, TN 37206	SAME	Map 8313 Parcel 123

SPECIAL WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand Three Hundred Fifty-seven and 29/100 ($14,357.29) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Spencer Hays has bargained and sold, and by these presents do transfer and convey unto the said Malcolm Jay Craig, the Grantee herein, his heirs and assigns, with full power to sell, convey, mortgage, encumber or otherwise dispose of said real estate without the necessity of joinder by any party whomsoever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the South part of Lot No. 97 on the Plan of East Edgefield as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot fronts 50 feet on the northerly side of Lillian Street and runs back between parallel lines, 106 feet, to a dead line.
>
> Being the same property conveyed to Ronnie C. Clark, married, by Quitclaim Deed from Pearl Wallace, a widow, oF record in Book 7984, page 121, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Spencer Hayes by Deed from Ronnie C. Clark, and wife, Janice M. Clark, of record in Book 8032, page 310 , Register's Office for Davidson County, Tennessee.
>
> The said Spencer Hayes is one and the same person as Spencer Hays.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Malcolm Jay Craig, his successors, heirs and assigns forever with full power to sell, convey, mortgage, encumber or otherwise dispose of said real estate without the necessity of joinder by any party whomsoever. And I do covenant with the said Grantee that I have not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that I will warrant and defend the same described property against all persons lawfully claiming or to claim the same by, through or under me.

Marlene Hays, wife of Spencer Hays, joins in this conveyance for the purpose of conveying any and all interest she may have in the property to Malcolm Jay Craig.

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

WITNESS my hand this 12th day of February, 1990.

SPENCER HAYS

MARLENE HAYS

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 Spencer Hays, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 1990.

NOTARY PUBLIC

My Commission Expires: May 22, 1993

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 Marlene Hays, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 1990.

NOTARY PUBLIC

My Commission Expires: May 22, 1993

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,500.00. This amount is equal to or greater than the property would bring at a fair and voluntary sale.

Malcolm Jay Craig
AFFIANT

Sworn to and subscribed before me this 21st day of February, 1990.

NOTARY PUBLIC

My Commission Expires:

5/22/93

4697 02/22 0101 03CHECK 71.05

05420

IDENTIF. TREFERENCE

FEB 22 9 09 AM '90

DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8049 PAGE 902

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 18500.00
CON TX 61.05
PRFEE 1.00
WDEED 9.00
TOTAL 71.05
CHECK 71.05

02/22/90 01 09:06 0001 4697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05420

IDENTIFICATION REFERENCE

FEB 22 9 09 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 294674