Bk 37

BOOK 8399 PAGE 356

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Greg W. Solomon Teddy H. Lee, II 949 Norwalk Drive Nashville, TN 37214	Dominion Bank of Middle Tennessee Attn: Frank Proffitt 150 Fourth Ave. North Nashville, TN 37219	

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank of Middle Tennessee ("Grantor") has bargained and sold, and hereby transfers and conveys to Greg W. Solomon and Teddy H. Lee, II ("Grantees"), Grantees' successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantees' successors and assigns, forever.

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

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Greg W. Solomon
Affiant

Subscribed and sworn to before me this 16th day of July, 1991.

James D. Hughley
Notary Public
My Commission Expires: May 22, 1995

3 1 2 9 2

IDENTIFICATION REFERENCE

Jul 17 9 48 AM '91

REGISTER'S OFFICE

2. Plan of record in Book 4715, page 157, Register's Office for Davidson County, Tennessee.

3. Plan sets out a 30 foot minimum building setback line from Welshwood Drive which has not been violated.

4. Plan sets out a 5 foot public utility and drainage easement along the northwest lot line.

5. Plan sets out a 10 foot public utility and drainage easement along the easterly, southerly and westerly lot lines.

6. Plan sets out a 20 foot by 5 foot anchor easement located at the front of said lot.

7. Subject to matters shown by survey of Scott Cherry, dated May 6, 1991.

8. Clearance Permit of record in Book 1298, page 488, said Register's Office.

9. Rights of Tenants in possession.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, Grantees' successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

EXCEPT FOR THE WARRANTIES OF TITLE CONTAINED HEREIN THE PROPERTY IS CONVEYED "AS-IS" AND "WHERE-IS" WITHOUT ANY REPRESENTATION OR WARRANTY OF ANY TYPE, EXPRESS OR IMPLIED.

Executed this 16th day of July, 1991.

DOMINION BANK OF MIDDLE TENNESSEE

By: _____

Title: Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, James D. Hughey, Notary Public, Frank E. Profitt, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of Dominion Bank of Middle Tennessee, a Tennessee banking corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 16 day of July, 1991.

James D. Hughey
Notary Public

My Commission Expires: March 26, 1995

This is improved property, known as 417 Westwood Drive, Nashville, Tennessee.

wp/CSSswdSunm

2219 07/17 0101 03CHECK 1678.00

EXHIBIT A

Being a parcel of land lying in Davidson County, Tennessee, and being Lot 1, on the Plat of the Resubdivision of Lot 9, Section 9, Welshwood Park, as of record in Book 4715, Page 157, Register's Office for Davidson County, Tennessee, and being bounded on the North by Welshwood Drive; on the East by Lot 8, Section 9, Welshwood Park; on the South by Bruce E. Moore; on the West by Lot 9, Resubdivision of Lot 9, Section 10, Welshwood Park and Lot 2, Resubdivision of Lot 9, Section 9, Welshwood Park and being more particularly described as follows:

Beginning at an iron pin corner common with Lot 8, Section 9, Welshwood Park, in the south right-of-way line of Welshwood Drive, said pin being located 637.77 feet, more or less, westerly of the west right-of-way line of Nolensville Pike;

Thence, with Lot 8, Section 9, Welshwood Park the following bearings and distances;
Thence, South 17 deg. 03 min. 34 sec. West 6.35 feet to an iron pin; Thence, South 16 deg. 54 min. 04 sec. East, 342.98 feet to an iron pin corner common with Lot 8, Section 9, Welshwood Park in the north line of Bruce E. Moore;

Thence, with Bruce E. Moore, South 75 deg. 26 min. 56 sec. West, 289.84 feet to an iron pin corner common with Lot 9, Resubdivision of Lot 9, Section 10, Welshwood Park;

Thence, with Lot 9, Resubdivision of Lot 9, Section 10, Welshwood Park, North 15 deg. 36 min. 41 sec. West, 189.00 feet to an iron pin corner common with Lot 2, Resubdivision of Lot 9, Section 9, Welshwood Park;

Thence, with Lot 2, Resubdivision of Lot 9, Section 9, Welshwood Park the following bearings and distanced;
Thence, North 74 deg. 23 min. 19 sec. East, 96.86 feet to an iron pin; Thence, North 15 deg. 36 min. 41 sec. West, 102.78 feet to an iron pin; Thence, North 22 deg. 46 min. 00 sec. East, 154.50 feet to an iron pin corner in the south right-of-way line of Welshwood Drive;

Thence, with the South right-of-way line of Welshwood Drive the following bearings and distances;
Thence, South 67 deg. 14 min. 00 sec. East 65.25 feet to an iron pin; Thence, on a curve to the left, the radius of which is 485.99 feet, the central angle of which is 06 deg. 00 min. 45 sec., the chord of which is South 70 deg. 14 min. 23 sec. East, 50,98 feet, along the curve distance of 51.00 feet to the point of beginning.

Containing 87,923 square feet (2.02 acres, more or less).

Being the same property conveyed to Dominion Bank of Middle Tennessee by Successors Trustee's Deed from William L. Norton, III, Successor Trustee of record in Book 7773, Page 710, Register's Office for Davidson County,

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8399 PAGE 360

WD WARRANTY DEED	RE RELEASE	PRFEE PREPARATION FEE	
TD TRUST DEED			

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	
	450000.00
CON TX	1665.00
PRFEE	1.00
MDEED	12.00
TOTAL	1678.00
CHECK	1678.00

07/17/91 01 09:58 0001 2219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

312932

IDENTIFICATION REFERENCE

JUL 17 9 00 AM '91

No. 441223