Bk 436

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 8598 PAGE 171

SPECIAL WARRANTY DEED

Name and Address of New Owner:

Mr. Bruce J. Tennyson

9154 04/09 0101 03CHE 586.50

Send Tax Bills To:

Same
P. O. Box 40037
Nashville, TN 37204

~~Deed Book No:~~

Map-Parcel No:

Street Address of Subject Property:

93-15-080
93-15-081
93-15-082
93-15-083

15, 17, 19 and 21 Lindsley Avenue
Nashville, TN

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Joe Webber, an unmarried person (the "Grantor")**, has bargained and sold, and by these presents does transfer and convey unto **Bruce J. Tennyson and wife, Diann Tennyson (the "Grantee")**, Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those items set forth on Exhibit B, attached hereto and incorporated herein by this reference.

U0482

IDENTIFICATION REFERENCE

APR 9 3 25 PM

DAVIDSON COUNTY, TN

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has executed this Deed this the 9th day of April, 1992.

Joe Webber

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, Emily G. Brawner, a Notary Public in and for said State and County aforesaid, personally appeared the within named Joe Webber, the bargainor 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 and official seal at Nashville, Tennessee this the 9th day of April, 1992.

Emily G. Brawner
NOTARY PUBLIC

My commission expires: 5/28/95

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of April, 1992.

Emily G. Brawner
NOTARY PUBLIC

My commission expires: 5/28/95

deed.web

Three tracts of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I: Being the northerly 152.2 feet on the easterly line and the northerly 143.0 feet on the westerly line of the westerly 9.25 feet of Lot No. 55 and the easterly 98.51 feet of Lot No. 56, all on the plan of the Nashville University Property, of record in Book U, page 212, Register's Office for said county. Said portions of said Lots Nos. 55 and 56 front together 107.76 feet on the southerly margin of Lindsley Avenue and extend back 152.2 feet on the easterly line and 143.0 feet on the westerly line to a dead line in the rear, measuring 108.1 feet thereon.

Tract II. Being part of Lot No. 56 on the Map of Nashville University property Plan of record in Book U, page 212, Register's Office for Davidson County, Tennessee. Said part of Lot No. 56 fronts 97.75 feet on the southerly side of Lindsley Avenue and extends back between parallel lines along the easterly margin of First Avenue South, formerly Maple Street, 188 feet to the controlled access highway.

BEING the same property (Tract I and Tract II) conveyed to Lindsley Associates, Inc. by deed from J & L Builders, a partnership composed of James A. Powell and Larry W. Powell of record in Book 6653, page 147, Register's Office for said County.

TRACT III. Land in Davidson County, Tennessee, being part of Lot No. 55 on the plan of the Nashville University Property, as of record in Book "U", page 212, Register's Office for Davidson County, described as follows:

Beginning on the southerly margin of Lindsley Avenue, 134 feet westerly from the westerly margin of University Street, being Sweeny's northwest corner; thence with the southerly margin of said Avenue, westwardly 63 feet to the northeast corner of the Hicks lot; thence with the east line of the Hicks lot, southwardly 152 and 2 tenths feet to the northerly margin of line established by Tennessee Department of Highways, thence eastwardly 53 and 2 tenths feet, thence northwardly 156 and 7 tenths feet to line of beginning.

BST DST BY BST

Being the same property conveyed to Joe Webber by Substiute Trustee's Deed from David B. Herbert, Substitute Trustee, of record in Book 8514, page 115, Register's Office for Davidson County, Tennessee.

PERMISSIBLE EXCEPTIONS

OMIT AND Delete #1 and #2

1. ~~Defects, liens, encumbrances, adverse claims or other~~ matters if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest of mortgage thereon covered by this Commitment.

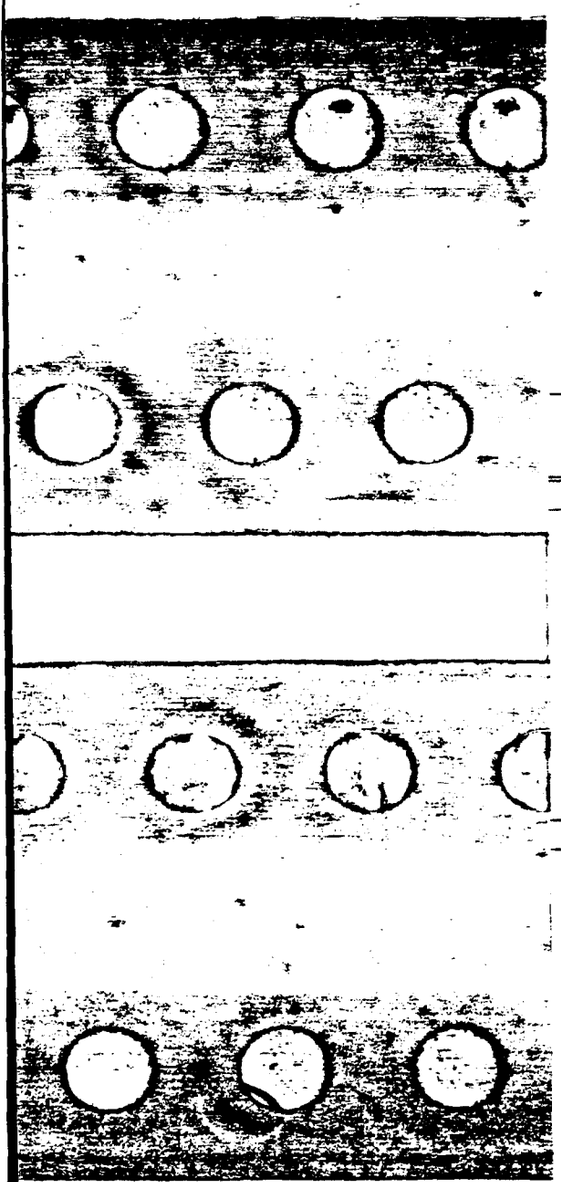
2. Standard Exceptions:
   (a) Rights or claims of parties in possession not shown by the public records.
   (b) Easements, or claims of easements, not shown by the public records.
   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
   (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Taxes for 1992: A lien, but not yet due or payable.

4. Subject to all matters shown on the Plan of record in Book U, page 212, said Register's Office.

BST
DST BY
BST

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 8598 PAGE 175

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	
				155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	2.00
			ERR	CO
			WDEED	2.00-
			WDEED	12.00
			TOTAL	586.50
			CHECK	586.50

04/09/92 01 15:24 0001 9154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0048.2

IDENTIFICATION REFERENCE

APR 9 3 25 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 520031