Bk 50

BOOK 8687 PAGE 507

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

JUL 29 3 11 PM '82
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE 3 1 8 1 3

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL
Kenner Associates	Same	Map 116 3
107 Kenner Avenue		Parcel 93
Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, L. THOMAS HART, JR. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said KENNER ASSOCIATES, a Tennessee general partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by reference.

This is improved property known as 107 Kenner Avenue, Nashville, Tennessee 37205.

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, and its successors and assigns forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind himself, and his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

0233 07/29/82 0001 03CHECK 2136.00

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 28th day of July, 1992.

L. Thomas Hart, Jr.

Elizabeth R. Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas T. Pennington a Notary Public of said county and state, L. Thomas Hart, Jr. and Elizabeth R. Hart, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 1992.

Notary Public

My Commission Expires: 9/24/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 1992.

Notary Public
My Commission Expires: 9/24/94

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 95 feet of Lot No. 79 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, and described according to a survey of John Kohl and Company, P.C., dated May 19, 1992, as follows:

Said part of Lot No. 79 fronts 95 feet on the westerly side of Kenner Avenue and runs back between parallel lines, 200 feet, and by field measurement, 200.02 feet on the southwesterly side, to a dead line being the rear line of Lot No. 88 on said plan, and containing 19,001 square feet or 0.436 acre, more or less.

The improvements located on the above real property were conveyed to L. Thomas Hart, Jr. by Special Warranty Deed from JEM Properties, Inc., of record in Book 7091, page 445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. Thomas Hart, Jr. by Quitclaim Deed from Leslie T. Hart and wife, Gladys K. Hart, of record in Book 7271, page 344, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. All matters shown on the survey by Patrick S. Coode, John Kohl and Company, P.C., dated May 19, 1992.

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	
	570000.00
CON TX	2109.00
PRFEE	1.00
WDEED	16.00
TOTAL	2126.00
CHECK	2126.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0335

IDENTIF. REFERENCE 31813

JUL 29 3 11 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 555003