**SPECIAL WARRANTY DEED**

**FROM:**
**Third National Bank in Nashville, Trustee, Grantor**

**THIS INSTRUMENT PREPARED BY:**
**Laurence M. Papel**
**MANIER, HEROD, HOLLABAUGH & SMITH**
**2200 One Nashville Place**
**150 Fourth Avenue North**
**Nashville, Tennessee 37219**

BOOK 8705 PAGE 364

**TO:**
BRETT MASSEY,
**Grantee**

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes: | Map-Parcel Numbers: |
|---|---|---|
| Brett Massey<br>278 Harding Place<br>Nashville, TN 37205 | Same | Map: 82-9<br>Parcel: 147 & 151 |

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Fifty Thousand ($550,000) Dollars.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of August, 1992.

Notary Public

My Commission Expires: 3/23/96

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FOR AND IN CONSIDERATION OF Five Hundred Fifty Thousand ($550,000) Dollars, the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Trustee, Trustee Under the Will of Dorothy Massey Davis, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Brett Massey, Grantee, his heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A hereto.

This conveyance is expressly made subject to those title exceptions set out on Exhibit B attached hereto.

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, his heirs, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

BOOK 8705 PAGE 365

Witness my hand this 17 day of August, 1992.

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE, as Trustee Under the Will of Dorothy Massey Davis, and not further or otherwise

By: Barbara S Ashbury

Title: Vice President & Trust Officer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Ann B Wadell, a Notary Public of said County and State, personally appeared Barbara S Ashbury with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be V.P. & Trust Officer (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, Trustee, the within named bargainor, a national banking association, and that she as such V.P. & Trust Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by her self as V.P. & Trust Officer.

Witness my hand and seal, at Office in Nashville, this 17th day of August, 1992.

Ann B Wadell
Notary Public

My Commission Expires: 3/23/96

ANN B. WADDELL NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

EXHIBIT "A"



TRACT 1 (Map 82#9, Parcel 149):

Being the east part of Lot No. 80 and the southeast part of Lot No. 81 on the Map of McGavock's City Park Addition, as of record in Book 57, page 101, Register's Office for said County.

Said parts of said lots front 38 feet on the north side of Taylor Street and run back between parallel lines, along the west margin of the first alley east of 2nd Avenue North, 93 feet to a dead line.

TRACT 2 (Map 82#9, Parcel 150):

Being Lots Nos. 113 to 121, both inclusive, on the Map of McGavock City Park Property, as of record in Book 57, page 101, Register's Office for said County.

Said lots adjoin and front together 448 feet on the westerly side of First Avenue North and run back between parallel lines, Lot 121 running back along the northerly margin of Taylor Street, 174.8 feet to an alley.

TRACTS 1 and 2: Being the same property conveyed to Fred H. Massey by deed from The Nashville Roller Mills of record in Book 2965, page 473, Register's Office for Davidson County, Tennessee.

TRACT 3 (Map 82#9, Parcel 148):

Land in Davidson County, Tennessee, being part of Lot No. 80 in McGavock's City Park Plan, a plat of which is of record in Book 57, page 101, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of Lot No. 80 in said plan; running thence northerly, with the east margin of Second Avenue North, 33-1/3 feet to a point; thence in an easterly direction along a line parallel with the north margin of Taylor Street, 126 feet to a point; thence in a southerly direction along a line parallel with the east margin of Second Avenue North, 33-1/3 feet to the north margin of Taylor Street; thence in a westerly direction with the north margin of Taylor Street, 126 feet to the point of beginning.

Being the same property conveyed to Fred H. Massey by deed from Ruth Diamond Finkelstein of record in Book 3224, page 233, Register's Office for Davidson County, Tennessee.

TRACT 4 (Map 82#9, Parcel 146):

Being part of Lot No. 81 on the Plan of the Subdivision of the McGavock City Park Lot, as of record in Book 57, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street, 66#2/3 feet north of the northerly margin of Taylor Street, thence with the easterly margin of said Avenue northwardly 33-1/3 feet to the corner of Lots Nos. 81 and 82; thence with the line between said two lots, eastwardly 174.8 feet to the westerly margin of an alley; thence with said alley, southwardly 7 feet; thence at right angles westwardly 38 feet; thence at right angles southwardly 26-1/3 feet; thence at right angles westwardly 136.8 feet to the beginning.

Being the same property conveyed to Fred H. Massey by deed from Harry B. Medlin and wife, Laura Medlin of record in Book 3347, page 325, Register's Office for Davidson County, Tennessee.

TRACT 5 (82#5, Parcel 144):

Being Lot No. 86 on the Map of the subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for said County.

Said Lot No. 86 fronts 50 feet on the east side of Second Avenue North, formerly Market Street, and runs back between parallel lines 174-8/12 feet to an alley.

TRACT 6 (Map 82#5, Parcel 143 [lot 87] & Parcel 142 [lot 88]):

Being Lots Nos. 87 and 88 on the Map of the Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the east side of Second Avenue North, formerly Market Street, and runs back between parallel lines 174#8/12 feet to an alley. Said Lot No. 88 fronts 48 feet on the east side of Second Avenue North, formerly Market Street, and runs back between parallel lines 174#2/3 feet to an alley.

TRACT 7 (Map 82#5, Parcel 141):

Being Lot No. 89 in the subdivision of the McGavock City Park, a plan of which is of record in Book 57, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 50 feet on the easterly side of Second Avenue North, formerly Market Street, and runs back between parallel lines with the southerly margin of Van Buren Street, formerly McGavock Street, 174#8/12 feet to an alley.

TRACT 5, 6 and 7: Being the same property conveyed to Fred H. Massey by deed from Elizabeth B. Foster, Martha F. Herbert and husband, John S. Herbert of record in Book 4624, page 957, Register's Office for Davidson County, Tennessee.

TRACT 8 (Map 82#9, Parcel 151):

Being Lots Nos. 122, 123, 124 and 125 on the Plan of the Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for said County.

Said Lots Nos. 122, 123, 124 and 125 front together 200 feet on the easterly side of First Avenue North, formerly Front Street, and run back between parallel lines, with the northerly margin of Taylor Street, 174.8 feet to an alley.

Being the same property conveyed to Fred H. Massey by deed from Scheffer's, a Tennessee corporation, of record in Book 4216, page 47, Register's Office for Davidson County, Tennessee.

TRACT 9 (Map 82#9, Parcel 147):

Land in Davidson County, Tennessee, being the north 16-2/3 feet of the westerly 126 feet of Lot No. 80 and the south 16-2/3 feet of the westerly 126 feet of the westerly 126 feet of Lot No. 81 on the Map of the Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 33-1/3 feet on the Easterly side of 2nd. Avenue North, and run back between parallel lines 126 feet to a dead line.

Being the same property conveyed to Third National Bank in Nashville as Trustee under the will of Fred H. Massey, deceased, by deed from F. C. King and wife, Eula Mae King of record in Book 5014, page 148, Register's Office for Davidson County, Tennessee.

TRACT 10 (Map 82#9, Parcel 145):

Being Lot No. 82 in the Subdivision of the McGavock City Park Lots, a plan of which is recorded in Book 57, page 101, of the Register's Office for said County.

Said Lot No. 82 fronts 50 feet on the easterly side of Second Avenue North and runs back between parallel lines 174#8/12 feet to an alley 16 feet wide.

Being the same property conveyed to Fred H. Massey by deed from Third National Bank in Nashville, Trustee under the Will of Albert R. Overall of record in Book 2995, page 272, Register's Office for Davidson County, Tennessee.

TRACT 11 (Map 82#9, Parcel 143 & 144):

Being Lots Nos. 83, 84 and the southerly 25 feet of Lot No. 85 on the map of the subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for said County.

Said Lots Nos. 83, 84 and the southerly part of 85 front together 125 feet on the easterly side of 2nd Avenue North and run back between parallel lines 174.8 feet to an alley.

Being the same property conveyed to Fred H. Massey by deed from H. B. Medlin and wife, Laura J. Medlin of record in Book 3892, page 86, Register's Office for Davidson County, Tennessee.

TRACT 12 (Map 82#9, Parcel 141):

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 85 on the Map of the Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for said County.

Said part of said lot fronts 25 feet on the east side of Second Avenue North and runs back between parallel lines 174.8 feet to an alley.

Being the same property conveyed to Fred H. Massey by deed from E. Leo Schwarts, Sadie E. Schwartz Pasternack and Bennie Schwartz of record in Book 4412, page 563, Register's Office for Davidson County, Tennessee.

All of the above properties are now held by Third National Bank as Trustee of the Will of Dorothy Massey Davis.

The above legal descriptions are the same as used on the prior Deeds.

Exhibit B BOOK 8705 PAGE 369

Title Exceptions

1. Subject to taxes for the year 1992 and subsequent years, which are a lien, but not yet due and payable. Taxes for the year 1992 have been prorated among Grantor and Grantee, with Grantee assuming full responsibility therefore.

2. Subject to all matters as shown on the Plan of record in Book 57, page 101, Register's office for Davidson County, Tennessee.

3. Subject to the rights and claims of parties in possession, as well as any and all leases not of public record.

4. Subject to all restrictive covenants, easements, and existing zoning regulations.

1583 08/18 0101 03CHECK 2060.00

37614

IDENTIFICATION REFERENCE

AUG 18 2 55 PM '92

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 8705 PAGE 370

| | | |
|---|---|---|
| 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 550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 24.00
TOTAL 2060.00
CHECK 2060.00

08/18/92 01 14:57 0001 1583

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3.7.6 1:4:

IDENTIFI REFERENCE

AUG 18 2 56 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 561344