18

157425

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 8760 PAGE 42

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eddie J. Jones 1011 Bridge Street Columbia, Tennessee 38401	SAME	081-16-0 666.00 081-16-0 669.00

WHEREAS, pursuant to that certain Warranty Deed of record in Deed Book 0457, page 104, Register's Office of Davidson County, Tennessee, P.A. Campbell, a widow, conveyed a tract of real property located in Davidson County, Tennessee, as more particularly described on Exhibit A, to W.P. Irvine and wife, Julia A. Irvine, of record in Book 0457, page 175, Register's Office of Davidson County, Tennessee; and

157425 10/31/97 0101 03CHECK 20.70

WHEREAS, pursuant to that certain Warranty Deed of record in Deed Book 951, page 641, Register's Office of Davidson County, Tennessee, Horace Campbell and wife, Pearl Anderson, conveyed a tract of real property located in Davidson County, Tennessee as more particularly described on Exhibit B, to W.P. Irvine; and

WHEREAS, Walter P. Irvine (also known as W.P. Irvine) died on August 13, 1946, leaving said real property to Julia A. Irvine; and Julia A. Irvine died on July 5, 1947, leaving said real property to Daisy Beatrice Irvine; and

WHEREAS, Daisy Beatrice Irvine died on January 14, 1985, leaving as her sole heirs, Harry E. Dew and Eddie J. Jones; and

WHEREAS, Harry E. Dew died on February 7, 1992, survived by his spouse, Sandra M. Dew, the only surviving heir at law of Harry E. Dew; and

WHEREAS, Sandra M. Dew desires to transfer and convey all of her right, title and interest in the said real property to Eddie J. Jones; and

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Sandra M. Dew ("Grantor"), as the sole surviving heir-of-law of Harry E. Dew, has this day bargained and sold, and does hereby transfer and convey unto Eddie J. Jones ("Grantee"), certain real property in Davidson County, Tennessee, as described on attached Exhibits A and B.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, her heirs and assigns, forever.

GRANTOR covenants and binds herself, her heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 24th day of SEPTEMBER, 1992.

Sandra M. Dew

STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

Personally appeared before me, SANDRA M. DEW, a Notary Public, Sandra M. Dew, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24TH day of SEPTEMBER, 1992.

Martha L. Toebe
Notary Public

My Commission Expires:

MARTHA L. TOEBE
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP MAR. 6,1993

STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

The actual consideration or value (whichever is greater) for this transfer is $1,000.

Affiant

Subscribed and sworn to before me, this 24TH day of SEPTEMBER, 1992.

Martha L. Toebe
Notary Public

My Commission Expires:

MARTHA L. TOEBE
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP MAR. 6,1993

EXHIBIT A

The Westerly part of lot no. 5, on the plan of Haslam's Addition to Nashville, as or record in Book No. 21, Page 17, Register's Office for Davidson County, Tennessee, and in Minute Book 1, Page 246, Chancery Court at Nashville, and more particularly described as follows, to wit: Beginning at the Northeast corner of Haslam Street and the first alley East of 10th Avenue, North, being the Southwest corner of said lot No.5 on the North side of said Street; thence with the Easterly margin of said alley Northerly 207 feet, more or less, to the Southerly margin of an alley in the rear of said lot; thence with the Southerly margin of said alley Easterly 60 feet to the Northwest corner of a four foot strip of ground conveyed by P.A. Campbell to J.B. Hogle; thence with the Westerly line of said four foot strip of ground Southerly 203 feet, more or less, to the Northerly margin of Haslam Street; thence with the Northerly margin of said Street Westerly 50 feet, more or less, to the beginning.

Being the same property which was acquired by Walter P. Irvine and Julia A. Irvine, as tenants by the entirety, by a deed recorded in Book 457, page 174, in the Register's Office for Davidson County, Tennessee, which property passed to Julia A. Irvine upon the death of Walter P. Irvine on August 13, 1946, which property passed to Daisy Beatrice Irvine upon the death of Julia A. Irvine on July 5, 1947, which property passed to Harry E. Dew and Eddie J. Jones upon the death of Daisy Beatrice Irvine on January 14, 1985, an undivided 50% interest in which property passed to Sandra M. Dew upon the death of Harry E. Dew on February 7, 1992.

55802

RECEIVED FOR REFERENCE
Oct 16 3 53 PM '92
DAVIDSON COUNTY, TN

EXHIBIT B

Being Lot No.8 in Haslam's addition to Nashville, as shown upon the plan Book 21, page 27, of the R.O.D.C., Tennessee.

Said Lot No.8 fronts 40 feet on the easterly side of 10th Avenue, North, formerly Belleville Street, and extends back 152 feet on the southerly line and 153 feet on the northerly line to an alley, upon which alley it is shown 37 feet according to Book 406, page 51, of said Register's Office.

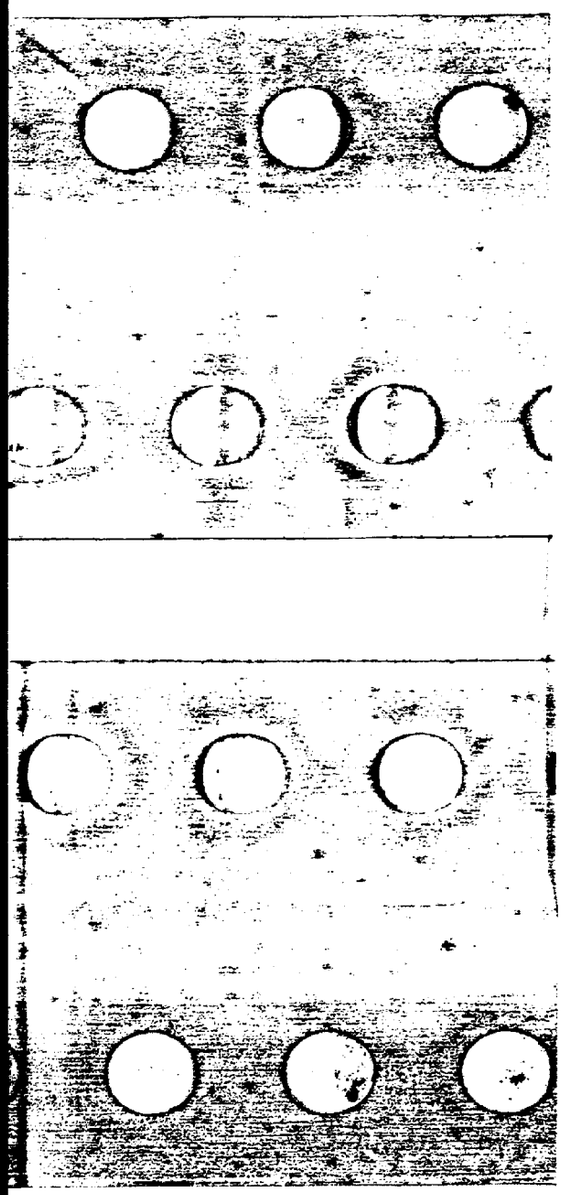
And being the same tract of land conveyed to W. P. Irvine (W. P. Irvine and W. P. Irvine being one in the same person) by deed of Horace Anderson and wife, Pearl Anderson, dated February 9, 1931, and recorded in Book No. 895, page 641, of said Register's Office, which property passed to Julia A. Irvine upon the death of Walter P. Irvine on August 13, 1946, which property passed to Daisy Beatrice Irvine upon the death of Julia A. Irvine on July 5, 1947, which property passed to Harry E. Dew and Eddie J. Jones upon the death of Daisy Beatrice Irvine on January 14, 1985, an undivided 50% interest in which property passed to Sandra M. Dew upon the death of Harry E. Dew on February 7, 1992.

#157425

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8760 PAGE 46

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	1000.00
CON TX	3.70
PRFEE	1.00
WDEED	16.00
TOTAL	20.70
CHECK	20.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1787

55802

IDENTIFICATION REFERENCE

OCT 16 3 54 PM '92

DAVIDSON COUNTY, TN

No. 581268