THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave., North, 5th Fl.
Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

AFFIANT

Subscribed and sworn to before me this 15th day of February, 1994.

NOTARY PUBLIC
My Commission Expires: 7-26-97

18311

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS: | MAP/PARCEL NOS.: |
|---|---|---|
| Jim Simmons Company<br>972 Main Street<br>Nashville, TN 37206 | Same | 82-12<br>296 |

## SPECIAL WARRANTY DEED

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, Third National Bank in Nashville, Nashville, Tennessee, Executor and Trustee under the Will of Mildred Pirtle Green, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jim Simmons Co., Inc., a Tennessee corporation, Grantee herein, its successors and assigns, a certain interest in land in Davidson County, Tennessee, (the "Property") described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 and part of Lot No. 7 on the Plan of Jane A. M. Davis's Subdivision, as of record in Plan Book 1, Page 41, Chancery Court at Nashville.

Said Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and extend back 170 feet between parallel lines to an alley. Included in the above description, but Excluded therefrom, are those portions of Lot No. 6 and part of Lot No. 7 which were condemned by the Nashville Housing Authority as described by instruments of record in Book 4099, Page 446, and Book 4099, Page 450, Register's Office for said County.

Being the same property conveyed to Mildred P. Green by deed from Horrell Refrigeration, Inc., of record in Book 4361, Page 730, Register's Office for said County. The said Mildred P. Green (one and the same as Mildred Pirtle Green) is now deceased. By her Will of record in Will Book 185, Page 375, Probate Court for Davidson County, Tennessee, said property was devised to Third National Bank in Nashville, as Executor and Trustee of the Estate of Mildred Pirtle Green, with authority to convey same.

This is improved property known as 960-962 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the said Jim Simmons Co., Inc., its successors and assigns, forever. Grantor does covenant with said Grantee that Grantor has not made, done, executed, allowed, or suffered any act, instrument, or thing whatsoever whereby said Property or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does

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

WITNESS the Grantor's signature this 15th day of February, 1994.

THIRD NATIONAL BANK IN NASHVILLE, Nashville, Tennessee, Executor and Trustee under the Will of Mildred P. Green, as Trustee only

By: _____
DAVID P. ROGERS

Its: Assistant Vice-President and Trust Real Estate Officer

By: Karen B. Sadler

Its: Trust Real Estate Officer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

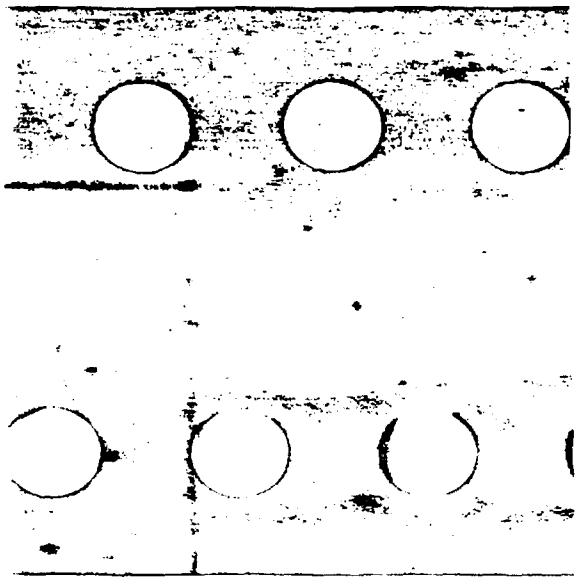
On this 15TH day of February, 1994, before me personally appeared David P. Rogers and KAREN B SADLER, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Assistant Vice-President and Trust Real Estate Officer and _____ TRUST REAL ESTATE OFFICER, respectively, of Third National Bank in Nashville, the within named Bargainor, and as such officers, and with full authority, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation in its capacity as Trustee under the Will of Mildred P. Green as such Assistant Vice-President and Trust Real Estate Officer and TRUST REAL ESTATE OFFICER.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 15TH day of February, 1994.

DEBBIE P. GRACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Debbie P. Grace
NOTARY PUBLIC
My Commission Expires: Sept. 24, 1994

6192 02/16 0101 03CHECK 434.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

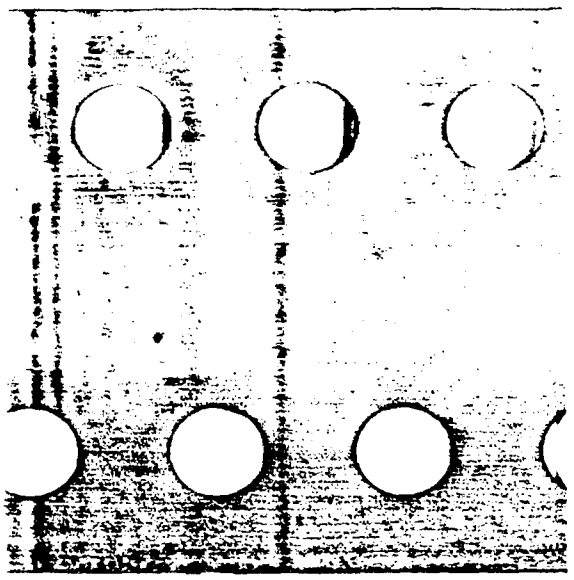
RECEIVED OF _____

FOR _____

BOOK 9250 PAGE 960

| | | |
|---|---|---|
| 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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/94 01 11:01 0001 6192

18311

IDENTIF. & REFERENCE

94 FEB 15 AM 11:02

**No.** 757108