37824

IDENTIF. & REFERENCE

PICK-UP

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

94 APR 11 PM 4:26

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED BOOK 9308 PAGE 737

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
The Bailey Company, Inc.		
501 Cowan Street	Same	82-06-73
Nashville, Tennessee 37208		82-10-57

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Catherine C. Mitchum, an unmarried individual (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto The Bailey Company, Inc., a Tennessee corporation (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) all easements and visible encroachments; and (4) all matters shown on the Plan of record in Book 5050, page 105 Register's Office for Davidson County, Tennessee, easement for water mains and appurtenances of record in Book 9055, page 987 said Register's Office, lack of direct access to and from controlled access highway, lease agreement by and between R.M. Mitchum and National Advertising Company of record in Book 6347, page 837 said Register's Office, lease agreement by and between R.M. Mitchum and National Advertising Company of record in Book 6347, page 839, easement for sanitary sewers and/or storm drainage of record in Book 8839, page 623 said Register's Office, easement for water mains and appurtenances of record in Book 9055, page 984 said Register's Office, and unrecorded leases, if any. Grantor further covenants and binds herself, her heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN TESTIMONY WHEREOF, the Grantor has set her hand, this 11th day of April, 1994.

BOOK 9308 PAGE 738

CATHERINE C. MITCHUM

Catherine C. Mitchum

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kathryn H. Pennington, a Notary Public in and for the County and State aforesaid, personally appeared Catherine C. Mitchum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 11th day of April, 1994.

Kathryn H. Pennington
Notary Public

My commission expires:

3/21/1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Five Hundred Ninety Five Thousand and no/100's Dollars ($595,000.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 11th day of April, 1994.

Kathryn H. Pennington
NOTARY PUBLIC

My commission expires:

3/21/1998

c:\krispen\bailey\specwar.dee

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

EXHIBIT "A" BOOK 9308 PAGE 739

Land in Davidson County, Tennessee, described as follows:

TRACT I:

Being parts of Lots Nos. 8, 9, 10 and 11 and parts of alleys, now closed, and a part of Berry Street, now closed, in Williams, Hamilton and Bartholmews Map of the Subdivision of Lot No. 1 of Shelby Estate as of record in Book 161, Page 81, Register's Office for Davidson County, Tennessee; part of Lot No. 2 on the Map of Shelby Estate of record in Plan Book 1, Page 10, Chancery Court at Nashville; and parts of Nos. 22 and 23 on the Map of the Cowan property, not of record, and described together according to a survey made by Barge, Waggoner, & Sumner, Engineers, dated April 9, 1964 as follows:

Beginning on an iron pin in the easterly margin of Cowan Street, as re-located and the northerly margin of Berry Street, now closed, running thence along the northerly margin of Berry Street, now closed, south 83° 37' east 60.34 feet to a concrete monument and continuing with same south 81° 59' 30" east 38.17 feet to another concrete monument in the westerly margin of the right-of-way of Interstate Highway, thence with westerly margin of same south 7° 18' 30" west 136.34 feet to a concrete monument; thence south 83° 12' 30" east 24.5 feet to a concrete monument; south 5° 34' west 84.85 feet to a concrete monument; south 18° 34' east 281.30 feet; south 5° 51' west 11.49 feet to an iron pin; thence leaving said right-of-way north 84° 14' west 205.2 feet to an iron pin in the easterly margin of Cowan Street, as re-located; thence with the easterly margin of Cowan Street as re-located north 5° 46' east 86.11 feet to a concrete monument; thence north 3° 04' east 298.08 feet to a concrete monument; and with a curve with a radius of 530.00 feet, in a northwesterly direction 109.09 feet to the beginning.

2676 04/11 01:[illegible]-03CHECK 2214.50

Being the same property conveyed to Catherine Cobb Mitchum by deed from R.M. Mitchum of record in Book 6467, page 564, as corrected in Book 6474, page 453, Register's Office for Davidson County, Tennessee.

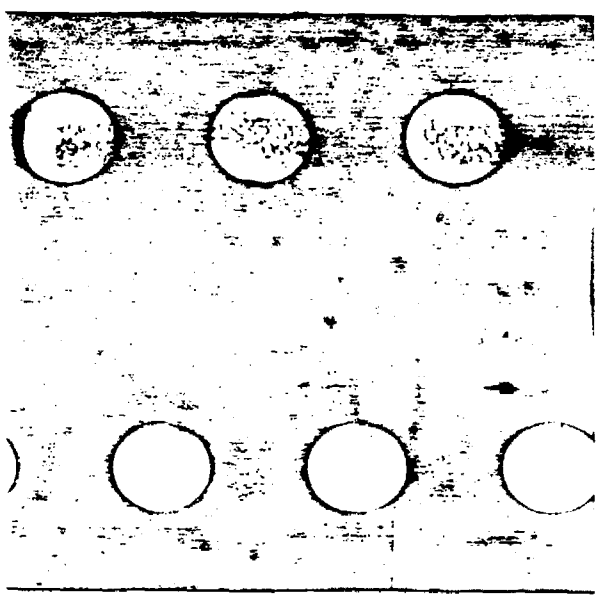
TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Curley Subdivision, of record in Book 5050, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 152.31 feet on the easterly side of Cowan Street and runs back 295.2 feet on the northerly line and 205.47 feet on the southerly line to a dead line in the rear on which it measures 152.31 feet.

Being the same property conveyed to Catherine Cobb Mitchum by deed from R.M. Mitchum of record in Book 6802, page 860, Register's Office for Davidson County, Tennessee.

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

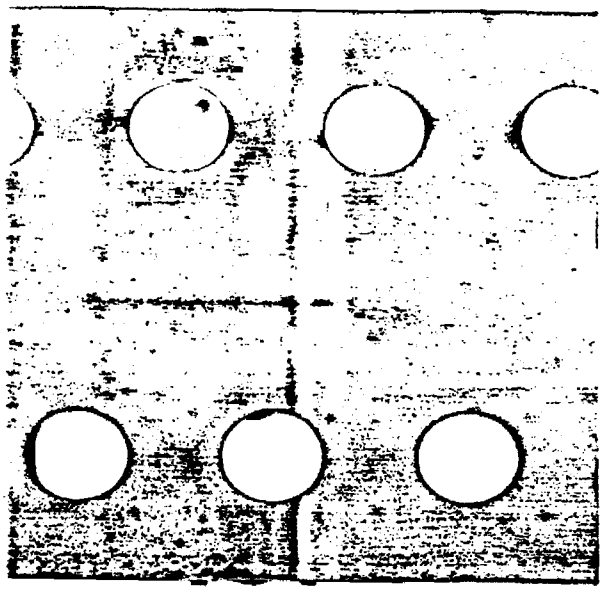
RECEIVED OF _____

FOR _____

BOOK 9308 PAGE 740

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
595000.00
CON TX 2201.50
PRFEE 1.00
WDEED 12.00
TOTAL 2214.50
CHECK 2214.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2676

37824
IDENTIF. REFERENCE

94 APR 11 PM 4:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777894