BOOK 9591 PG 358

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**SPECIAL WARRANTY DEED**

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This Instrument Prepared By:
Sidwell and Barrett, P.C.
212 East Main Street
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 1995

NOTARY PUBLIC

My Commission Expires: 11-30-97

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILL: | MAP-PARCEL |
|---|---|---|
| Menah A. E. Pratt<br>1601 D. B. Todd, Jr. Blvd<br>Nashville, TN 37205 | Same as Owner | Map 81-15<br>Parcel 125 & 124 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Edith M. Allen, Third National Bank, Executor, HEREINAFTER CALL THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Menah A. E. Pratt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

WHICH IS INCORPORATED HEREIN

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, their heirs and assigns, forever. And we, do covenant with the said GRANTEES that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do

further covenant and bind ourselves, our representatives to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and any use of any gender shall be applicable to all genders.

Witness my hand this 4th day of February, 1995 .

GRANTOR:

Estate of Edith M. Allen

BY: David P. Rogers

ITS: Assistant Vice President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David P. Rogers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Assistant Vice President of Third National Bank in Nashville, the within-named bargainor, a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said David P. Rogers as such Assistant Vice President.

Witness my hand and official seal at Franklin, TN this 4th day of February, 1995.

Notary Public

My Commission Expires: 11-30-97

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE

Tract I
Land in Davidson County, Tennessee, being the southerly half of Lot Nos. 72, 73 and 74 in J. M., T. J. & G. W. Harding's Plan of Lots, in North Nashville, as of record in Book 21, page 80, Register's Office for said County, described as follows:

Beginning on the northwest corner of Dr. D. B. Todd, Jr. Blvd., formerly 18th Avenue North, 16 foot alley, being the S. E. corner of said Lot No. 74; thence with the northerly margin of said alley, westwardly 150 feet, more or less, to the easterly margin of a 12-1/2 foot alley take off of the easterly side ofLot No. 71 by deed of record in Book 342, page 588, said Register's Office, and being also the S. E. corner of said Lot 71; thence with the easterly margin of said 12-1/2 foot alley,northwardly 75 feet to Duke's S. W. corner; thence with Duke's southerly line, eastwardly 137 feet, more or less, to the westerly margin of Dr. D. B. Todd, Jr. Blvd., formerly 18th Avenue North; thence with said Avenue, southwardly 76-1/4 feet more or less, to the beginning.

Being the same property conveyed to Aaron L. Allen and wife, Edith M. allen, by deed from William T. Phillips and wife, Marguerite Phillips, of record in Book 1116, page 226, Register's Office for Davidson County, Tennessee; the said Aaron L. Allen and Edith M. Aaron both having since died, he having predeceased her, and she having died testate, her will being of record in Will Book 189, page 270, Probate Court Clerk's Office for Davidson County, Tennessee, appointing Third National Bank in Nashville as Executor of the Estate.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

Tract II
Land in Davidson County Tennessee, being the Northerly 75 feet of Lots 72, 73 and 74 on the Plan of J.M., T.J. and G.W. Harding's Addition to Nashville as of record in Book 21, page 80, Register's Office for said County, described as follows:

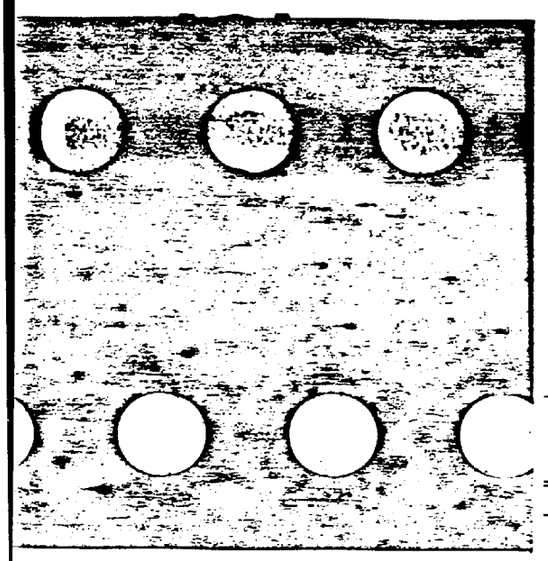
Beginning at the Northeast Corner of Lots Nos. 71 in said Harding's Addition being also the Northeast Corner of a 12 1/2 foot alley which alley is described in a deed from Tillman and wife to Geo. M. Tillman and Evelyn Polk of record in Book 342, page 588, said Register's Office, starting at said corner and the South Margin of Formosa Street; thence running southwardly at right angles to Formosa Street 75 feet; thence running eastwardly at right angles to said 12 1/2 foot alley to the westerly margin of 18th Avenue North or Salem Street; thence northwardly with the West Margin of said Salem Street or 18th Avenue North to said margin of Formosa Street; thence with the southerly margin of Formosa Street about 124 feet to the beginning.

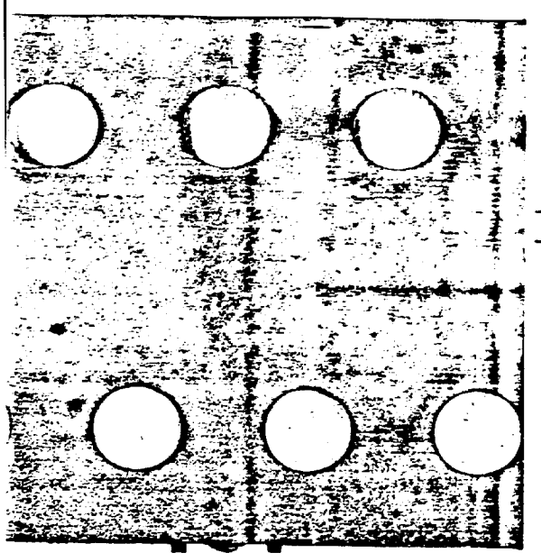
Being the same property conveyed to A.L. Allen and wife Edith M. Allen by deed from Mattie G. Otey, John H. Otey and wife Julia R.M. Otey of record in Book 1248, page 655. The said A.L. Allen having predeceased Edith M. Allen and the said Edith Allen having since died. The will of Edith Allen of record in Will Book 189, page 270, Davidson County Probate Clerks Office appoints Third Natinal Bank in Nashville as Executor and directs the subject property be sold.

32763
IDENTIF. & REFERENCE

95FEB-8 PM 2:56
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0179 02/08 0101 03CHECK 338.60





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

RECEIVED OF _____

FOR _____

BOOK 9591 PG 361

| | | |
|---|---|---|
| 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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 12.00
TOTAL 338.60
CHECK 338.60

02/08/95 01 14:57 0001 0199

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

32763
IDENTIF. & REFERENCE

95 FEB -8 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 879931