Box 55
00277692 Return to HBH

This instrument prepared by:
James Kelly Giffen
Attorney at Law
2224 First Tennessee Plaza
Knoxville, Tennessee 37929

This instrument was prepared from information furnished by the parties involved and the preparer makes no representation as to the status of the title or the accuracy of information.

BOOK 9560 PG 978

Name and address of an owner:
Lineberry Properties, Inc.
Attn: Mark Lineberry
Suite 301
116 Lineberry Boulevard
Mt. Juliet, Tennessee 37122

Name and address of the person or entity responsible for the payment of real property taxes:
Lineberry Properties, Inc.
Attn: Mark Lineberry
Suite 301
116 Lineberry Boulevard
Mt. Juliet, Tennessee 37122

Property tax parcel identification number:
Map 93-2-4, Parcel 19

95 NOV 15 PM 2:58
FELIX Z. WHITE, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0123418

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed and delivered as of the 15th day of November, 1995, from SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY, a Mississippi corporation ("Grantor") to LINEBERRY PROPERTIES, INC., a Tennessee corporation ("Grantee").

WITNESSETH:

The Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Grantee the following described real estate ("Property"), to wit:

Being a tract of land lying in Davidson County, Tennessee known as City No. 176 Second Avenue, North, being part of lot No. 12 on the plan of the original Town of Nashville, not of record, described according to a survey by Anderson-Delk Associates dated October 24, 1980:

Beginning on the easterly margin of Second Avenue, North, formerly Market Street, at the southwest corner of the property conveyed to Grayson Corporation as of record in Book 2859, page 342, in the Register's Office for Davidson County, Tennessee, said point lying 116.7 feet more or less from the right of way intersection with Church Street; thence leaving said easterly margin North 63 degrees, 10 minutes, 50 seconds East a distance of 208.00 feet to a point on the most westerly margin of First Avenue, North; thence along said westerly margin South 27 degrees, 01 minutes, 10 seconds East a distance of 33.00 feet to a point in the center of a party wall, the northeast corner of the property conveyed to R.C. Mathews Contractor Inc., as of record in Book 4930, page 137, in the Register's Office for Davidson County, Tennessee; thence with center of said wall Mathews northerly line South 63 degrees, 10 minutes, 50 seconds West a distance of 208.00 feet to a point on the easterly margin of Second Avenue, North; thence along said easterly margin North 27 degrees, 01 minutes, 10 seconds West a distance of 33.00 feet to the point of beginning.

BEING the same property conveyed to Southern Farm Bureau Life Insurance Company, by successor trustee's deed dated as of May 23, 1989, from James Kelly Giffen, Substitute Trustee, of record in Book 7847, page 416, in the Register's Office for Davidson County, Tennessee.

This conveyance is made SUBJECT TO all applicable restrictions, easements and building set back lines as are shown of record in the Register's Office for Davidson County, Tennessee.

This conveyance (and the term "Property") INCLUDES all hereditaments and appurtenances relating to the Property and all covenants and warranties running in favor of the Grantor relating to the Property.

This conveyance is made by the Grantor to the Grantee TO HAVE AND TO HOLD all of the estate, right, title and interest in and to the Property that belongs to the Grantor unto the Grantee, and the Grantee's successors and assigns, in fee simple forever.

And the Grantor, for itself, and for the Grantor's successors and assigns, does hereby covenant with the Grantee, and the Grantee's successors and assigns, that the Property is free and clear from all liens and encumbrances made or suffered by the Grantor except:

1. Taxes for the year 1995 and subsequent years;

2. Title to any portion of the Real Property lying within the bounds of any roads or highways;

3. All rental income and operating expenses, shall be prorated as of November ___, 1995;

4. Easement for party walls of record in Book 1944, page 248, in the Register's Office for Davidson County, Tennessee, for the support of party walls, particularly along the south line of the Real Property;

5. Agreement of record in Book 1944, page 248, in the Register's Office for Davidson County Tennessee, relative to the north boundary line of the Real Property and the use of certain fireproof vaults and the terms and conditions of said agreement, which vaults are located near the southeast corner of the Real Property;

6. Party Wall Agreement between One Seventy-Four Associates, Ltd. and 176 Limited dated as of October 31, 1985, of record in Book 6727, page 669, in the Register's Office for Davidson County, Tennessee;

7. Tennessee Conservation Easement dated December 31, 1985, by and between 176 Second Avenue Limited and Historic Nashville, Inc. of record in Book 6752, page 495, in the Register's Office for Davidson County, Tennessee;

8. Consent and Subordination from Nashville City Bank and Trust Co. dated December 31, 1985, of record in Book 6756, page 660, in the Register's Office for Davidson County, Tennessee;

9. Consent and Subordination from Southern Farm Bureau Life Insurance Company dated December 31, 1985, of record in Book 6756, page 676, in the Register's Office for Davidson County, Tennessee;

10. The rights of all tenants in possession of any portion of the Real Property;

and that the Grantor will forever warrant and defend the title and quiet possession of the Property against the lawful claims of all persons claiming by, through or under the Grantor, BUT NO FURTHER OR OTHERWISE.

BOOK 9860 PG 081

In this Special Warranty Deed any gender includes all other genders; the singular includes the plural; and the plural includes the singular.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first above written.

"Grantor"

SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY

By: _____
Philip Hogue

Its: Vice President, Realty Investments

STATE OF MISSISSIPPI )
)
COUNTY OF HINDS )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid duly commissioned and qualified, personally appeared Philip Hogue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President, Realty Investments of the Southern Farm Bureau Life Insurance Company, the within named bargainor, a corporation, and that he as such Vice President, Realty Investments, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President, Realty Investments.

WITNESS my hand and seal, at office in Hinds County, this 14th day of November, 1995.

_____
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE. MY COMMISSION EXPIRES: Dec. 21, 1997. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

JKGW1\4303
11/13/95, 11:52 am

BOOK 9560 PG 952

AFFIDAVIT

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $925,000.00.

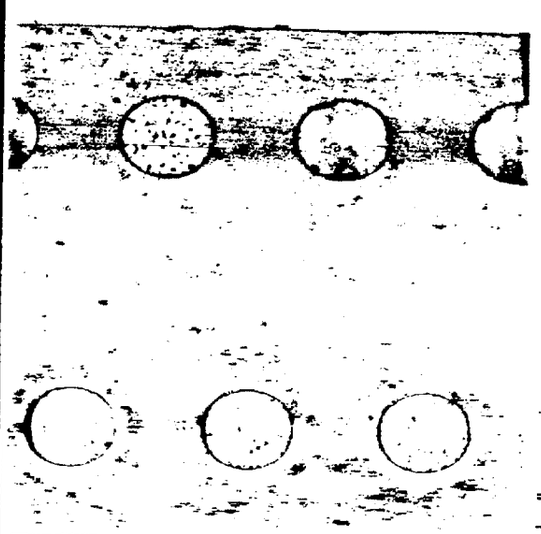
Affiant

Subscribed and sworn to before me this 15th day of November, 1995.

Notary Public

3559 11/17 11:01 33C:ECK 3443.50

JKGW1\4303
11/13/95, 11:52 am



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

RECEIVED OF _____

FOR _____

BOOK 9860 PG 983

| | | |
|---|---|---|
| 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 | |
| | 925000.00 |
| CON TX | 3422.50 |
| PRFEE | 1.00 |
| WDEED | 20.00 |
| TOTAL | 3443.50 |
| CHECK | 3443.50 |

11/15/95 01 14:36 0001 3859

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

0123418
IDENTIF. ^ REFERENCE

95 NOV 15 PM 2:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

**No.** 977417