0124644

IDENTIFICATION REFERENCE

Box 38 THB

This instrument prepared by:
Fred Russell Harwell
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

95 NOV 20 PM 1:33

REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Fred Russell Harwell 3804 Brighton Road Nashville, TN 37205	Fred Russell Harwell 3804 Brighton Road Nashville, TN 37205	Map 104-06-0 Parcels 002, 072

BOOK 9861 PG 568

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **WES Corp., Inc.**, the Grantor herein, has bargained and by these presents does hereby transfer and convey unto **Fred Russell Harwell**, the Grantee herein, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described more fully on Exhibit "A" attached hereto and incorporated herein by reference.

The property described on Exhibit "A" hereto is improved property located at 3404 West End Avenue, Nashville, Davidson County, Tennessee 37203.

Said land is conveyed subject to the following items:

1. Taxes for 1995.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5246, page 673, Register's Office for Davidson County, Tennessee.

3. Such matters as shown on the survey of R.L. Montoya Land Surveying, Inc. dated October 12, 1995.

4. Rights of tenants under unrecorded lease agreements.

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, his heirs and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as herein set forth. Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth herein, to which this conveyance is expressly made subject.

WITNESS this 20th day of November, 1995. BOOK 9861 PG 569

WES CORP., INC.

BY: _____

TITLE: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES B. PEARSON, JR., a Notary Public in and for said State and County duly commissioned and qualified, GEORGE N. SPIVA, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (Special Warranty Deed) for the purposes therein contained, and who further acknowledged that HE is the PRESIDENT of WES Corp., Inc., the within named Bargainor, and is authorized by the said WES Corp., Inc. to execute this instrument as the duly authorized PRESIDENT of the said Bargainor.

WITNESS my hand, at office, this 20th day of November, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me, this 20th day of November, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/96

Exhibit "A"

BOOK 9861 PG 570

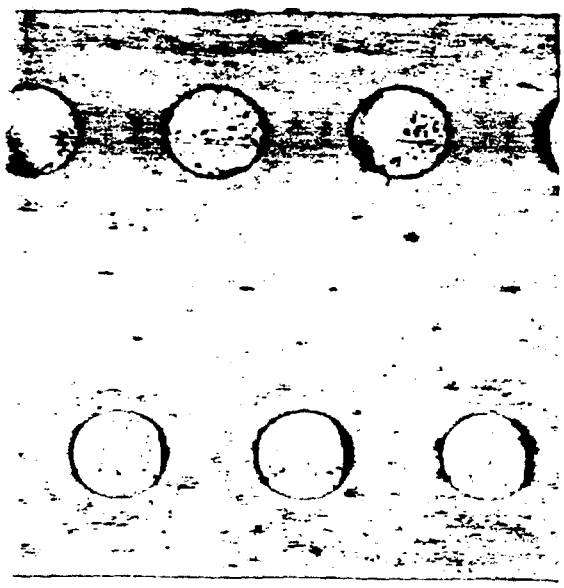
Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of Bransford Realty Company's Richland Annex, as of record in Book 332, page 153, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Rocky L. Montoya, Tennessee RLS No. 698, dated April 22, 1993, revised December 6, 1994 and October 12, 1995, as follows:

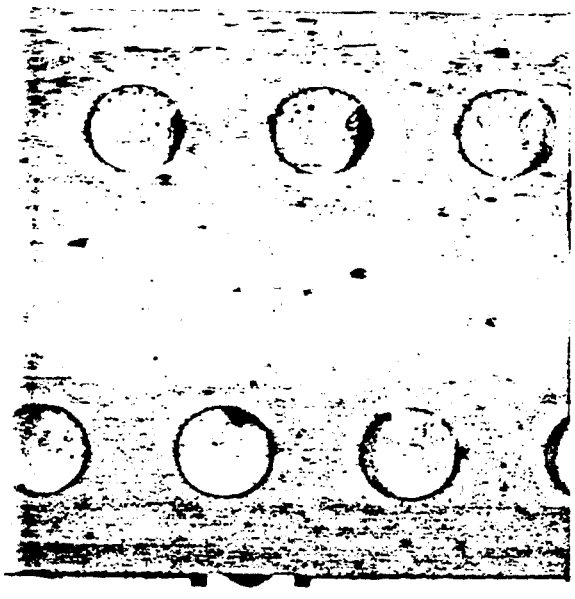
Beginning at an iron rod in the westerly margin of West End Avenue being South 40 degrees 00 minutes 00 seconds West 178.8 feet from the southerly margin of Murphy Road; thence, with said margin of West End Avenue South 40 degrees 00 minutes 00 seconds West 120.00 feet to an iron rod; thence, leaving said margin North 49 degrees 43 minutes 24 seconds West 179.98 feet to an iron rod in the Easterly margin of a 15 foot Alley; thence, with said margin North 39 degrees 59 minutes 33 seconds East 120.12 feet to an iron rod; thence, leaving said margin South 49 degrees 41 minutes 19 seconds East 180.00 feet to the point of beginning containing 21,610 square feet, or 0.50 acres, more or less.

Being the same property conveyed to WES Corp., Inc., a Tennessee corporation, by deed from Jean P. Shearer, Substitute Trustee, of record in Book 8888, page 22, Register's Office for Davidson County, Tennessee.

0182 11/20 0101 03CHECK 4379.00

43716





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9861 PG 571

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
1180000.00
CON TX 4366.00
PRFEE 1.00
WDEED 12.00
TOTAL 4379.00
CHECK 4379.00
11/20/95 01 13:31 0001 0182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124644
IDENTIF. & REFERENCE

95 NOV 20 PM 1:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978727