44

BOOK 10036 PG 629

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Eddie Q. Warner Sr.
AFFIANT

Subscribed and sworn to before me, this 9 day of April, 1996.

Notary Public

My Commission Expires: 5/10/97

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address new owner as follows:
Eddie Q. Warner, Sr. and wife,
Betty Sue Warner
450 Kinhawk Drive
P.O. Box 110129
Nashville, Tennessee 37211

Send Tax Bills to:
Same

Map-Parcel Numbers
Map 93-14
Parcel 5

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAY -2 PM 1:08
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0177657

SPECIAL WARRANTY DEED

For and in consideration of the sum of $300,000.00 paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASSER LIAGHAT and DAVID PARKER, d/b/a Resource Supply & Distributors,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EDDIE Q. WARNER, SR. and wife, BETTY SUE WARNER,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of John E. Gleaves Place, of record in Book 21, page 29, Register's Office for said County, and a part of Lots 4, 5 and 6 on the Map of the Hay's Plan of Lots, of record in Minute Book "B", page 60, in the Chancery Court at Nashville, and described according to a copy of a survey thereof, made December 11, 1955, by Z. J. Wilkinson, Surveyor, as follows:
>
> Beginning at a point in the westerly margin of Eighth Avenue South, in the north line of the right of way of the N.C. and St. L. Railroad; thence along the margin of Eighth Avenue South northerly 164.45 feet to a point in the center line of a private alley as established in a deed of record in Book 513, page 316, Register's

Office for said County; thence along the center line of said alley westerly 131.1 feet to a point; thence southwesterly 48.36 feet to the northerly margin of the N.C. & St. L. Railroad; thence with the margin of same, southeasterly 219.65 feet to the point of beginning.

The legal description is the same as in the previous deed of record.

Being the same property conveyed to Nasser Liaghat and David Parker, d/b/a Resource Supply & Distributors by deed from Edward C. Kennedy and wife, Helen J. Kennedy d/b/a Edco Realty Company of record in Book 5627, page 63, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE USUAL PLACE OF RESIDENCE OF EITHER OF GRANTORS OR THEIR SPOUSES.

This conveyance is subject to the following:

1. 1996 Metro taxes, a lien not yet due and payable which have been prorated as of May 1, 1996 and assumed by Grantees. By acceptance of delivery of this instrument, Grantees agree to assume and pay such taxes prior to the time such become delinquent. Grantees shall indemnify and hold harmless Grantors from payment of such taxes.

2. Title to that portion of the premises embraced within the bounds of any alleys, roads, streets or highways.

3. Such state of facts as an accurate survey of the premises would disclose.

4. Easement for sewers of record in Book 3984, page 982, said Register's Office.

5. Driveway Agreement of record in Book 513, page 316, said Register's Office.

6. Rights of tenants and subtenants in possession of the premises, and all leases thereof.

This is on improved property known as 527 Eighth Avenue South, Nashville, Tennessee 37203.

Except for the special warranty of title herein contained, the subject property is conveyed **AS IS** and without warranty or representation as to its condition, status, or any other matter with respect to such property. **GRANTORS EXPRESSLY DISCLAIM ANY AND ALL SUCH WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; Grantors covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

Grantees, by execution hereof, evidence their agreement to all the terms and provisions hereof.

IN WITNESS WHEREOF, this instrument has been executed effective the 1st day of May, 1996.

NASSER LIAGHAT

DAVID PARKER

EDDIE Q. WARNER, SR.

BETTY SUE WARNER

STATE OF TEXAS)
COUNTY OF NUECES)

BOOK 10036 PG 632

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NASSER LIAGHAT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of April, 1996.

Patsy O'Cayce
Notary Public

My Commission Expires: 2-5-99

PATSY O'CAYCE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 02-05-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID PARKER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of April, 1996.

Wesley D. Turner
Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDDIE Q. WARNER, SR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of April, 1996.

Wesley D. Turner
Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY SUE WARNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of April, 1996.

Wesley D. Turner
Notary Public

My Commission Expires: 5/30/99

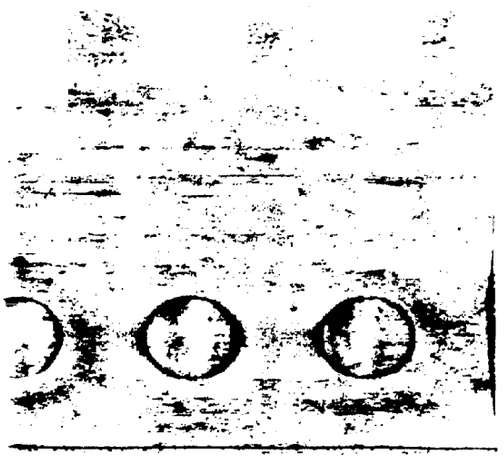
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

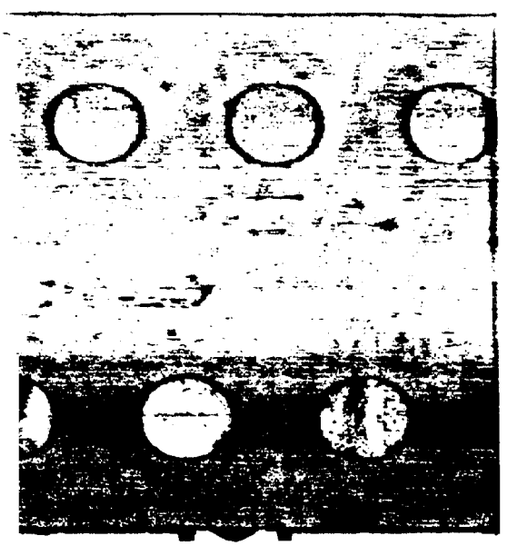
95-02 0101 03CHECK 1127.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10036 PG 633

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 300000.00
				CON TX 1110.00
				PRFEE 1.00
				MISC 16.00
				TOTAL 1127.00
				CHECK 1127.00
			05/02/96 01	13:09 0001 7126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177657
IDENTIF. ♦ REFERENCE

96 MAY -2 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1035158