51-1

This Instrument Prepared By:
WYATT, TARRANT & COMBS
Attorneys At Law
1500 Nashville City Center
Nashville, Tennessee 37219

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| **Goggin Truck Line Co., Inc.**<br>**190 Hawkins Drive**<br>**Shelbyville, TN 37160** | **Same** | **Map 106-6**<br>**Parcel 66** |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Joe Katz, Jr. and Madeline Katz, now Madeline Katz Barber (herein collectively referred to as "Grantor"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto Goggin Truck Line Co., Inc., a Tennessee corporation (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Map of the Cole Subdivision as of record in Book 161, page 32, Register's Office for said County, and part of the north part of a tract of 6.375 acres lying south of Lots 3 and 4 and described together, according to a survey made by T. R. Sanford, Surveyor, dated September 21, 1964, as follows:

Beginning at the southwest intersection of Hill Avenue and Cole Avenue; thence along the south margin of Hill Avenue, north 71 degrees 47' west 419.92 feet to a point, the northwest corner of Lot No. 3; thence south 15 degrees 35' west 407 feet, more or less, to a point in the centerline of a 20 foot alley now closed; thence along the centerline of said closed alley, north 73 degrees 05' west 182.9 feet, more or less, to a point; thence from the centerline of said closed alley, south 10 degrees 22' west 342.39 feet, more or less, to a point in the north line of property conveyed to the State of Tennessee by Deed from E. J. Sain and wife, of record in Book 1300, page 693, said Register's Office; thence along the north line of the property of the State of Tennessee south 71 degrees 30' east 469.6 feet to a point; thence north 17 degrees 44' east hereinabove referred to; thence along the centerline of said closed alley, south 73 degrees 05' east 75 feet to a point in the west margin of Cole Avenue; thence along the westerly margin of Cole Avenue north 17 degrees 41' east 398.7 feet to the point of beginning, containing a total area of 7.55 acres, more or less.

Being the same property conveyed to Joe Katz, Jr., James Katz and Madeline Katz, each as to an undivided one-third interest by Deed from NationsBank Trust Company (Georgia), N.A., of record in Book 8527, page 265, Register's Office for Davidson County, Tennessee. The said James Katz having since died testate and by Will probated in ancillary proceedings under Docket No. 96P-1042 in the Probate Court of Davidson County, Tennessee, and of record in Book _____, page ____, Register's Office for Davidson County, Tennessee, the interest of James Katz, Deceased, was divided in equal shares to James Katz, Jr., and Madeline Katz, now Madeline Katz Barber.

This is improved property known as 705 Hill Avenue, Nashville, Tennessee.

This conveyance is made subject to the following matters:

1. Lien for 1997 Davidson County real property taxes for Map 106-6, Parcel 66.

2. Easement for a 30-foot avenue, of record in Book 330, page 156, Register's Office for Davidson County, Tennessee.

3. Conditions, restrictions, easements and other matters of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and further covenants and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS this the 6 day of December, 1997.

**GRANTOR:**

By: Joe Katz, Jr.
Joe Katz, Jr.

By: Madeline Katz, now Madeline Katz Barber
Madeline Katz, now Madeline Katz Barber

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $950,000.00.

AFFIANT

Subscribed and sworn to before me, this 18 day of December, 1997.

NOTARY PUBLIC

My Commission Expires:
October 14, 1998

J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

STATE OF FLORIDA )
)
COUNTY OF BREVARD )

Personally appeared before me, Joe Katz JR., a Notary Public of this county, Joe Katz, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 day of December, 1997.

Susan L. McCarthy
NOTARY PUBLIC

My Commission Expires:

June 15, 1998

SUSAN L. MCCARTHY
MY COMMISSION # CC 383367
EXPIRES: June 15, 1998
Bonded Thru Notary Public Underwriters

STATE OF ARIZONA )
)
COUNTY OF MARICOPA )

Personally appeared before me, ALAN C. SPATARO, a Notary Public of this county, Madeline Katz, now Madeline Katz Barber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6 day of December, 1997.

Alan C Spataro
NOTARY PUBLIC

My Commission Expires:

MAY 4, 1999

"OFFICIAL SEAL"
Alan C. Spataro
Notary Public - Arizona
Maricopa County
My Commission Expires 5/4/99

EXHIBIT A

BOOK 10728 PG 234

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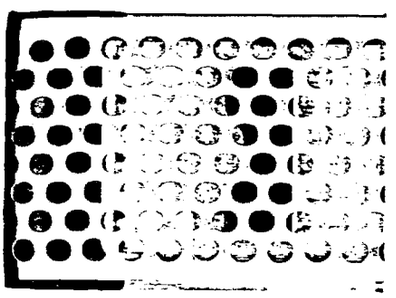
0382072
IDENTIF. & REFERENCE
97 DEC 18 PM 4:14
TELEX
DAVIDSON COUNTY, TN.



3330 12/18 0101 03CHECK 3532.00

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 10728 PG 235

| | | |
|---|---|---|
| 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
950000.00
CON TX 3515.00
PRFEE 1.00
WDEED 16.00
TOTAL 3532.00
CHECK 3532.00

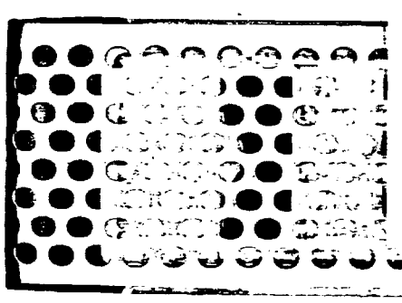
12/18/97 01 16:20 0001 3330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0382072

IDENTIFICATION REFERENCE

97 DEC 18 PM 4:1



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