37
BSW

BOOK 11032 PAGE 228

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kevin Lee Allen, Sr. Karen Cozette Allen 301 Wheeler Avenue Nashville, Tennessee 37211	Map-Parcel 133-06-163.00	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J. RICHARD CHAMBERS** (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **KEVIN LEE ALLEN, SR.** and **KAREN COZETTE ALLEN** (the **"Grantee"**), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the **"Property"**).

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 301 Wheeler Avenue, Nashville, Tennessee 37211. The property is used for commercial purposes and it is not the usual place of residence of Grantor.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 23rd day of July, 1998.

J. Richard Chambers
J. RICHARD CHAMBERS

98 JUL 23 PM 12:37
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

0465855
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,000.00

Karen C. Allen
Affiant

Subscribed and sworn to before me this 23rd day of July, 1998.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0499745.01
014580-000 07/17/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara S. Williams, the undersigned, a Notary Public in and for said County and State, the within named J. RICHARD CHAMBERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 23rd day of July, 1998.

Barbara S. Williams
NOTARY PUBLIC

BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

My Commission Expires:



0499745.01
014580-000 07/16/98

EXHIBIT A

Tract 1: Land in Davidson County, Tennessee, being Lots Nos. 12 and 13 on the Map of J. G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, April, 1939, as follows:

Beginning on the southerly margin of Wheeler Avenue at a point 464.1 feet east of the easterly margin of Nolensville Road, being the corner of Lots Nos. 11 and 12; thence with the line between said two lots southwardly 194.1 feet; thence eastwardly 50 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, northwardly 193.3 feet to the southerly margin of Wheeler Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Tract 2: Land in Davidson County, Tennessee, being part of Lots Nos. 14 and 15, on the Map of J. G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, September 30, 1950, as follows:

Beginning on the southerly margin of Wheeler Avenue at the northwest corner of the property conveyed to R.H. Eaton and wife, by deed from Eva Patterson Sain, of record in Book 1759, page 183, said Register's Office, and being the corner of Lots Nos. 13 and 14; thence with the line between said two lots and Keton's easterly line south 2 degrees 30 minutes west 193.3 feet; thence eastwardly 25 feet; thence north 1 degree 30 minutes west 55 feet to a stake; thence north 9 degrees 30 minutes east 138.5 feet to a stake in the southerly margin of Wheeler Avenue; thence with said Avenue westwardly 34.5 feet to the beginning.

Being the same property conveyed to J. Richard Chambers by Warranty Deed from Mary H. Goats, Executrix under the Last Will and Testament of Lillie M. Hindman, of record in Book 10577, page 137, Register's Office for Davidson County, Tennessee.

7194 07/23 01:01 03CHECK 314-70

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

RECEIVED OF _____

FOR _____

BOOK 11032 PAGE 231

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 81000.00
				CON TX 299.70
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 314.70
				CHECK 314.70

07/23/98 01 12:38 0001 7194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465855
IDENTIF. ↑ REFERENCE

98 JUL 23 PM 12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322848