THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (VPEIII)
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Steven E. Crook & Associates P. O. Box 50028 Nashville, TN 37205	Same	Map: 69-16 Parcel: 37

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jacqueline Smith Fleming as to a nine thirty-seconds (9/32) undivided interest, Robert L. Smith as to an eighteen thirty-seconds (18/32) undivided interest and Gregory Eugene Smith as to a five thirty-seconds (5/32) undivided interest (hereinafter collectively referred to as the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Steven E. Crook & Associates, a Tennessee general partnership (hereinafter referred to as the "Grantee"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, described as follows:

Tract 1

A lot or parcel of land in the Village of Bordeaux, in the 13th, formerly 23rd, Civil District of said county, described as follows:

Beginning on the northerly margin of Hydes Ferry Pike, also called Bordeaux Avenue, being the easterly line of the property conveyed to Guy Hatley and wife, by deed from V. J. Rottero and wife, of record in Book 1019, page 511, Register's office for said County; thence with said Pike or Avenue, eastwardly 237 feet to the westerly line of the property conveyed to Mrs. Boyd Lentz, by deed from Minnie R. Stephens, of record in Book 876, page 741, said Register's Office; thence with Mrs. Boyd Lentz's westerly line northwardly 200 feet to her northwest corner; thence eastwardly 63 feet to her northeast corner; thence northwardly 74 feet to a point 89 feet south of the southerly margin of Highway No. 112; thence westwardly 316 feet to a point 73 feet east of the easterly margin of Manchester Avenue, being the northeast corner of the Hatley property; thence with Hatley's easterly line southwardly 305 feet to the beginning.

Tract 2

A lot or parcel of land in the Village of Bordeaux in the 13th, formerly 23rd, Civil District of said county, described as follows:

Beginning on the easterly margin of Manchester Avenue at the northwest corner of the property conveyed to Guy Hatley and wife by Deed from V. J. Rottero and wife, of record in Book 1019, page 511, said Register's Office; thence with Hatley's northerly line, eastwardly 73 feet to the northwest corner of the property conveyed to Lawrence Elston Smith and wife by Deed from J. J. Lentz and wife, of record in Book 1160, page 673, said Register's Office; thence with Smith's northerly line eastwardly 316 feet to his northeast corner; thence

northwardly 89 feet to the southerly margin of Highway No. 112; thence with said highway northwestwardly to the easterly margin of Manchester Avenue; thence with said avenue, southwardly 278 feet to the beginning.

INCLUDED in the descriptions of Tract 1 and/or Tract 2 above, but expressly EXCLUDED from this conveyance are the following described Parcels:

Parcel A

Beginning at a point on the northerly margin of Hydes Ferry Pike, formerly Bordeaux Avenue at the southeasterly corner of the property conveyed to Lawrence Elston Smith and wife by deed of record in Book 1160, page 673 in the Register's Office for Davidson County, Tennessee, thence North 3 1/4° West 200 feet to a point; thence parallel with the northerly margin of said Pike North 36 3/4° east 63 feet more or less to the northeast corner of the old Cato tract; thence with the southerly line of the tract conveyed to Henry D. Ulrich Jr. and wife, of record in Book 3403, page 1 said Register's Office, North 62° 58' West 87 feet more or less to an iron pin; thence South 3 1/4° East 240.6 feet more or less to a point on the northerly margin of Hydes Ferry Pike; thence with said margin of said Pike in an easterly direction 19 feet more or less to the point of beginning.

Parcel B

Beginning at the point of intersection of the southwest margin of Clarksville Pike (S.R. 12, U.S. 41-A) and the west boundary of the Murph T. Cathcart, et ux property; thence with the said west boundary south 6 degrees 55 minutes west 30 feet, more or less to a point; thence with the proposed right of way north 52 degrees 09 minutes 52 seconds west 161 feet, more or less to a point; thence with a 38 foot radius curve left 36.93 feet to a point; thence with a 38 foot radius curve left 36.93 feet to a point; thence with the southwest margin of Manchester Avenue north 40 degrees 58 minutes east 7 feet, more or less to a point; thence with a curve right 38 feet, more or less to a point; thence with the said southwest margin south 53 degrees 09 minutes 52 seconds east 153 feet, more or less to the point of beginning and containing 0.103 acres and being a part of the property conveyed to J.J. Lentz and wife, to Lawrence Elston Smith and wife, Sadie Jones Smith of record in Deed Book 4762, Page 300, Register's Office for Davidson County, Tennessee.

Parcel C

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr., & Co., June 27, 1962, as follows: Beginning on the southerly margin of Clarksville Highway at the intersection of said margin and the western boundary line of the property conveyed to Sam P. Holt and wife, by deed from John H. Lechleiter, Trustee, of record in Book 1471, Page 627, Register's Office for said County; thence with said Holt's western boundary line, south 1 deg. 46' west 161.6 feet to a fence corner; thence north 62 deg. 58 min. west 87 feet to an iron pin; thence north 3 deg. 15' east 180.6 feet to the southerly margin of Clarksville Highway; thence with the same, south 56 deg. 54' east 62.4 feet, south 33 deg. 06' west 10 feet and south 56 deg. 54' east 30.1 feet to the beginning. Together with an easement 15 ft. wide for a driveway running from Manchester Ave. southeastwardly across the remaining

property owned by Lawrence Elston Smith to the rear part of the above described property.

The property herein described being a portion of the same property conveyed to Lawrence Elston Smith and wife, Sadie Jones Smith, by Deed of Record in Book 1160, page 673, Register's Office for Davidson County, Tennessee and Deed of Record in Book 1225, page 218, Register's Office for Davidson County, Tennessee. Lawrence Elston Smith died on January 2, 1981. Sadie Jones Smith also having since died on January 27, 1991, her will being of record in Will Book 173, page 892. Title to the subject property being devised as follows: Jackie Smith Fleming a nine thirty-seconds (9/32) undivided interest, James E. Smith a nine thirty-seconds (9/32) undivided interest, Robert L. Smith a nine thirty-seconds (9/32) undivided interest and Gregory E. Smith a five thirty-seconds (5/32) undivided interest. James E. Smith having since died intestate. The interest of James E. Smith in the subject property was conveyed to Robert L. Smith by Quitclaim Deed of Record in Book 10875, page 351, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of Record in Book 11192, page 546, Register's Office for Davidson County, Tennessee. The said Robert L. Smith thus having an eighteen thirty-seconds (18/32) undivided interest in the subject property. The said Jackie Smith Fleming being one and the same person as Jacqueline Smith Fleming, and the said Gregory E. Smith being one and the same person as Gregory Eugene Smith.

This is unimproved property generally located at 3308 North Hydes Ferry Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3958, page 102, Register's Office for Davidson County, Tennessee; and

2. Matters shown on the Survey of the subject property dated June 29, 1998, and last revised on August 5, 1998, which was prepared by Barge, Waggoner, Sumner and Cannon, Inc.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the dates set forth immediately opposite their respective signatures below.

"GRANTORS"

November 10, 1998 — Jacqueline Smith Fleming
JACQUELINE SMITH FLEMING

November 10, 1998
ROBERT L. SMITH

[ADDITIONAL SIGNATURE ON FOLLOWING PAGE]

November 10, 1998

GREGORY EUGENE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Jacqueline Smith Fleming, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 10th day of November, 1998.

Notary Public

My Commission Expires: July 12, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Robert L. Smith, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 10th day of November, 1998.

Notary Public

My Commission Expires: July 12, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Gregory Eugene Smith, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 10th day of November, 1998.

Notary Public

My Commission Expires: July 12, 2000

5535 11/10 0101 03CHECK 222.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 10th day of November, 1998.

Notary Public

My Commission Expires:
July 12, 2000

98 NOV 10 PM 3:57
CHILL GALLAHER REGISTER
DAVIDSON COUNTY, TN.

05111155
RECEIPT # REFERENCE

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

BOOK 11199 PAGE 442

RECEIVED OF _____

FOR _____

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 222.50
CHECK 222.50

11/10/98 01 15:56 0001 5535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111155
IDENTIF. # REFERENCE

98 NOV 10 PM 3:57
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370654