This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

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ADDRESS NEW OWNER:
Tara C. Young and Harry Felder Jr.
1602 8th Avenue South
Nashville, Tennessee 37203

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-6
GROUP 198
PARCEL 16W-06120

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Katherine Cox Cone, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tara C. Young and Harry Felder Jr., both unmarried, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 5 on the Map of Matilda Alloway's Subdivision of Horton Plan of record in Book 161, Page 143, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the easterly margin of 8th Avenue South, the common corner of Lots 4 and 5; thence with the line between said lots, easterly 105 feet to a point; thence southerly 10 feet to a point; thence easterly, parallel to the line between Lots 4 and 5, 75 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 38.5 feet to the corner of Lots 5 and 6; thence with the line between said lots westerly 180 feet to the easterly margin of 8th Avenue South; thence with the margin of the same northerly 84.5 feet to the beginning.

Being the same property conveyed to J. C. Cone and wife, Katherine Cox Cone, by deed from Johnny B. Collins and wife, Pearl Collins record in Book 2595, page 93, Register's Office for Davidson County, Tennessee. The said J. C. Cone having since died.

This is improved property known as 1602 8th Avenue South, Nashville, TN 37203.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 143, said Register's Office.

Taxes for 1998 have been pro-rated and paid.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tara C. Young and Harry Felder Jr., both unmarried, their heirs and assigns, forever; and I, Katherine Cox Cone, a widow do covenant with the said Grantees that I am seized and possessed of said land, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed.

Witness my hand this the 9th day of December, 1998.

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Katherine Cox Cone

Katherine Cox Cone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katherine Cox Cone 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 official seal at Nashville, Tennessee, this the 9th day of December 1998.

Nancy Cary

NOTARY PUBLIC

NANCY CARY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,500.00.

Harry Felder Jr.

AFFIANT

Subscribed and sworn to before me
this 9th day of December, 1998.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0523304
IDENTIF. + REFERENCE

98 DEC 10 AM 9:14
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8449 12/10 0101 03CHECK 205.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	52500-00
CON TX	194-25
PRFEE	1-00
WDEED	8-00
CFEE	2-00
TOTAL	205-25
CHECK	205-25

12/10/98 01 09:16 0001 8449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0523304
IDENTIF. ↑ REFERENCE

98 DEC 10 AM 9:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383428