This Instrument
Prepared By:
Dan E. Huffstutter
McLemore & Rollins, PLC
1211 Sixteenth Avenue, South
Nashville, TN 37212

SPECIAL WARRANTY DEED

BOOK 11268 PAGE 16

THIS DEED, executed as of the 18th day of December 1998, at Nashville, Davidson County, Tennessee, by Grantor, Andre G. Swett to Grantees, Constance J. Reed, David E. Swett, Sr., Edith R. Burford, and Suzanne Swett Whitlow Witnesseth:

THAT Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever, his one-eighth (⅛) ownership interest in certain real estate situated in Davidson County, Tennessee, being a parcel of land composed of Lots 1, 2 and 3 of Roth's Subdivision of Lot No. 22 of Boyd McNairy Addition to Nashville, as of record in Book 57, page 147 Register's Office for Davidson County, Tennessee, more particularly described as follows:

> **Beginning** at the point of intersection of the last right-of-way line of 28th Avenue, North with the North right-of-way line of Clifton Road and run North 15 deg. 27' West along said East right-of-way line for a distance of 170 feet to a point, said point being the common corner of Lots 3 and 4 of said subdivision.
>
> **Thence** to the right with an interior angle of 89 deg. 52' and run North 74 deg. 41' East for a distance of 116.0 feet to a point on the West margin of a 16.9 feet alley; thence to the right with an interior angle of 90 deg. 08' and run South 15 deg. 27' East along said West margin for a distance of 207.0 feet to a point, on the North right-of-way line of Clifton Road; thence in the right with an interior angle of 72 deg. 09' and run North 87 deg. 40' West along said North right-of-way line for a distance of 122.0 feet in the true point of beginning.
>
> **Being** the same property conveyed to Walter Swett by Hawk Investments, LTD., a limited partnership, of record in Book 6824, page 376, Register's Office for Davidson County, Tennessee. **The** said Walter Swett having since died with Grantor inheriting a one-sixteenth interest (1/16) undivided interest in the above listed parcels as an heir of Walter Swett, deceased, as evidenced by the Last Will and Testament of Walter Swett of record in Will Book 190, Page 772, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 94P-690. **And** being the same property in which Grantor acquired a one-sixteenth (1/16) interest, by Quitclaim Deed, from Austin G. Swett, Jr. of record in Book 11268, page 14, Register's Office for Davidson County, Tennessee.
>
> **This** is improved property known as 702 28th Avenue, North, (a/k/a 2714 Clifton Road) Nashville, Davidson County, Tennessee.

THAT Grantor covenants that he is lawfully seized and possessed of a one-eighth (⅛) ownership interest in said real estate and that same is unencumbered and has a perfect right to convey such interest and will forever warrant and defend the title unto Grantees and to their successors and assigns against all lawful claims, but, this Special Warranty Deed is limited to the time in which said interest was lawfully seized and possessed by Grantor

herein and does not extend to any pervious time thereto.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date and at the place first above written.

Andre G Swett

Andre G. Swett

BOOK 11268 PAGE 17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Monica D. Edwards, Notary Public, of the state and county aforesaid, personally appeared **Andre G. Swett** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing his name.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of December 1998.

Monica D. Edwards
Notary Public

My Commission Expires: 09/29/01

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number
David E. Swett, Sr. 4514 Clarksville Pike Nashville, TN 37218	David E. Swett, Sr. 4514 Clarksville Pike Nashville, TN 37218	92-06-0 515 & 92-06-0 517.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 18 **day of December 1998.**

Notary Public

My Commission Expires: 5/28/2000

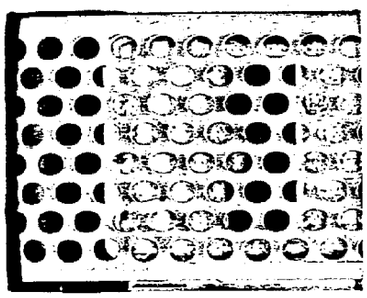
4906 12/28 0101 03CHECK 196.00

98 DEC 28 PM 3:57
DAVIDSON COUNTY, TN.

0529348
IDENTIF. # REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11268 PAGE 18

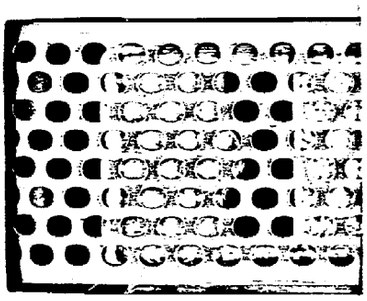
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0529348
IDENTIF. ↑ REFERENCE

98 DEC 28 PM 3:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

12/28/98 01 15:54 0001 4906



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406424