This Instrument
Prepared By:
McLemore & Rollins, PLC
1211 16th Avenue, South
Nashville, TN 37212

SPECIAL WARRANTY DEED BOOK 11268 PAGE 19

THIS DEED, executed as of the 10th day of December 1998, at Nashville, Davidson County, Tennessee, by Grantor, Bennie H. Swett, and Grantee, David E. Swett, Sr., 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 Grantee, to have and to hold to himself, and to his 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 above listed parcels being inherited by the Grantor as an heir of Walter Swett, deceased, estate administration in the Probate Court for Davidson County, Tennessee, case number 94P-690.
>
> This is improved property known as 702 27th Avenue, North, (a/k/a 2714 Clifton Road) Nashville, Davidson County, Tennessee.

THAT Grantor covenants that he is lawfully seized and possessed of said real estate and that same is unencumbered and has a perfect right to convey such real estate and will forever warrant and defend the title unto Grantee and to his successors and assigns against all lawful claims and will give possession of said property with Deed, but this Warranty Deed is limited to the time in which said real estate 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.

Bennie H Swett

Bennie H. Swett

BOOK 11268 PAGE 20

Martha Corrine Swett, wife of Bennie H. Swett, for the purpose of conveying any martial interest she may have as the spouse of Bennie H. Swett, does hereby join in this conveyance and transfer and convey unto Grantee any and all interest she may have in said real estate.

Martha Corrine Swett

Martha Corrine Swett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JAMES A. TAYLOR II of the state and county aforesaid, personally appeared **Bennie H. 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 10TH day of December 1998.

J. A. Taylor II

Notary Public

My Commission Expires: 4-23-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JAMES A. TAYLOR II, of the state and county aforesaid, personally appeared **Martha Corrine 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 her name.

Witness my hand and seal at office in Nashville, Tennessee, this 10TH day of December 1998.

J. A. Taylor II

Notary Public

My Commission Expires: 4-23-2001

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 $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

David E. Swett, Sr., Affiant

Sworn to and subscribed before me this 10TH day of December 1998.

J. A. Taylor II

Notary Public

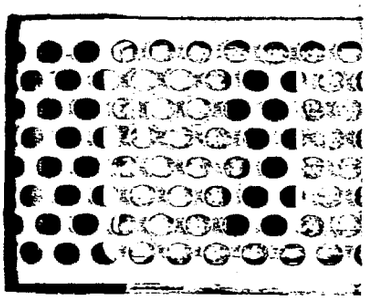
My Commission Expires: 4-23-2001

98 DEC 8 PM 3:57
WILL C. ... REGISTER
DAVIDSON COUNTY, TN.

0529349
IDENTIF. & REFERENCE

12/28 0001 03CHECK 177.50

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11268 PAGE 21

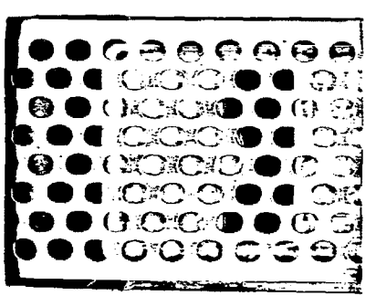
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0529349
IDENTIF. # REFERENCE

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

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

12/28/98 01 15:55 0001 4907



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406425