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

SPECIAL WARRANTY DEED

BOOK 11306 PAGE 917

THIS DEED, executed as of the 14th day of January 1999, at Nashville, Davidson County, Tennessee, by Grantors, Lethia Swett Mann, Rita Swett and Veronica M. Swett, and Grantee, David E. Swett, Sr., Witnesseth:

THAT Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, their 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 Grantors as an heirs of Morris Clark Swett, deceased, estate administration in the Probate Court for Wilson County, case number 1222, with the interest of Morris Clark Swett in the above listed parcels being inherited by Morris Clark Swett 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 Grantors covenant that they are lawfully seized and possessed of said real estate and that same is unencumbered and have 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 Grantors herein and does not extend to any pervious time thereto.

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

Lethia Swett Mann
Lethia Swett Mann

Rita Swett
Rita Swett

Veronica M. Swett
Veronica M. Swett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Reynolds, of the state and county aforesaid, personally appeared **Lethia Swett Mann** 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 14th day of January 1999.

J. R. B.
Notary Public

My Commission Expires: 28 May 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Reynolds, of the state and county aforesaid, personally appeared **Rita 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 14th day of January 1999.

J. R. B.
Notary Public

My Commission Expires: 28 May 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John R. Reynolds, of the state and county aforesaid, personally appeared **Veronica M. 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 14th day of January 1999.

J. R. B.
Notary Public

My Commission Expires: 28 May 2000

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.

BOOK 11306 PAGE 919

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 $46.667.01, 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.
David E. Swett, Sr., Affiant

Sworn to and subscribed before me this 20 day of January 1999.

Eleadora P. Wilkins
Notary Public

My Commission Expires: 5/28/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

5723 01/21 0101 03CHECK 187.6

0539537

IDENTIF. & REFERENCE

99 JAN 21 PM 3:49

JILL GRAMMER, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11306 PAGE 920

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

0539537

IDENTIF. A REFERENCE

99 JAN 21 PM 3:49

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	46667.01
CON TX	172.67
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	187.67
CHECK	187.67

01/21/99 01 15:48 0001 5723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415146