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

SPECIAL WARRANTY DEED

BOOK 11317 PAGE 954

This Deed, executed as of the 28th day of January 1999, at Nashville, Davidson County, Tennessee, by Grantor, Suzanne Swett Whitlow, and Grantee, Four Eight's, LLC, 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 itself, and to its assigns and successors forever, her 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 she 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 its 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.

Suzanne Swett Whitlow

Joe E. Whitlow, husband of Suzanne Swett Whitlow, for the purpose of conveying any martial interest he may have as the spouse of Suzanne Swett Whitlow, does hereby join in this conveyance and transfer and convey unto Grantee any and all interest he may have in said real estate.

Joe E. Whitlow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theodora P. Wilkins, of the state and county aforesaid, personally appeared **Suzanne Swett Whitlow,** 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 28 day of January 1999.

Notary Public

My Commission Expires: 5/28/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Theodora P. Wilkins

Before me, _____, of the state and county aforesaid, personally appeared **Joe E. Whitlow,** 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 28 day of January 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Number**
Four Eight's LLC **3900 Stevens Lane** **Nashville, TN 37218**	**Four Eight's LLC** **3900 Stevens Lane** **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 $ -0- 50, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Suzanne Swett Whitlow, Affiant

Sworn to and subscribed before me this 28 day of January 1999.

Notary Public

My Commission Expires: 5/28/2000

0143 01/29 0801 03CHECKS 10.00

99 JAN 29 PM 4:26
BILL GAYNOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
054727