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

SPECIAL WARRANTY DEED

BOOK 11317 PAGE 956

This Deed, executed as of the 28th day of January 1999, at Nashville, Davidson County, Tennessee, by Grantors, Constance J. Reed, David E. Swett, Sr., an unmarried person, Edith R. Burford, an unmarried person, and Suzanne Swett Whitlow, and Grantee, Four Eight's, LLC, 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 itself, and to its 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 Grantors by Andre G. Swett of record in Book 11268, page 16, Register's Office for Davidson County, Tennessee.
>
> 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 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 Grantors herein and does not extend to any pervious time thereto.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

In Witness Whereof, Grantors have executed this Deed as of the date and at the place first above written.

Constance J. Reed

Constance J. Reed

David E. Swett, Sr.

David E. Swett, Sr.

Edith R. Burford

Edith R. Burford

Suzanne Swett Whitlow

Suzanne Swett Whitlow

James M. Reed, husband of Constance J. Reed, for the purpose of conveying any martial interest he may have as the spouse of Constance J. Reed, does hereby join in this conveyance and transfer and convey unto Grantee any and all interest he may have in said real estate.

James M. Reed

James M. Reed

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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 Sr.

Joe E. Whitlow

STATE OF OHIO)
COUNTY OF Hamilton)

Before me, Evelyne M Miller, of the state and county aforesaid, personally appeared **Constance J. Reed,** 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 Cincinnati, Ohio this 26 day of January 1999.

Evelyne M Miller

Notary Public

My Commission Expires: _____

STATE OF OHIO)
COUNTY OF Hamilton)

Before me, Darlene M Miller, of the state and county aforesaid, personally appeared **James M. Reed,** 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 Cincinnati, Ohio, this 26 day of January 1999.

DARLENE M. MILLER
Notary Public, State of Ohio
My Commission Expires: July 18, 2001

Darlene M Miller
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theodora P. Wilkins, of the state and county aforesaid, personally appeared **David E. Swett, Sr.,** 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.

Theodora P. Wilkins
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2000

STATE OF ILLINOIS)
COUNTY OF Cook)

Before me, MARLENE J. ZELENSKY, of the state and county aforesaid, personally appeared **Edith R. Burford,** 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 Cook County, Illinois, this 27th day of January 1999.

Marlene J Zelensky
Notary Public

"OFFICIAL SEAL"
MARLENE J. ZELENSKY
Notary Public, State of Illinois
My Commission Expires 3/2./99

My Commission Expires: 3-2-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Suzanne Swett Whitlow 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.

Theodora P. Wilkins
Notary Public

My Commission Expires: 5/28/2000

NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theodora P. Wilkins, 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.

Theodora P. Wilkins
Notary Public

My Commission Expires: 5/28/2000

NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

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.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
99 JAN 29 PM 4:26
REGISTER'S OFFICE
IDENTIF. & REFERENCE
054727728

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
Suzanne Swett Whitlow, Affiant

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

Theodora P. Wilkins
Notary Public

My Commission Expires: 5/28/2000

NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

P144 01/29/99 03:03CHECK
$8.00