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

SPECIAL WARRANTY DEED

BOOK 11317 PAGE 962

This Deed, executed as of the 28th day of January 1999, at Nashville, Davidson County, Tennessee, by Grantor, David E. Swett, Sr., 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, his one-half (½) 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 vested in the Grantor : as follows: one-eighth (⅛) interest 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; one-eighth (⅛) interest being conveyed to Grantor by Lethia Swett Jordon of record in Book 11268, page 22, Register's Office for Davidson County, Tennessee; one-eighth (⅛) interest being conveyed to Grantor by Bennie H. Swett of record in Book 11268, page 19, Register's Office for Davidson County, Tennessee; and, one-eighth (⅛) interest being conveyed to Grantor by Lethia Swett Mann, Rita Swett and Veronica M. Swett of record in Book 11306, page 917, 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 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 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.

David E Swett Sr.
David E. Swett, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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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

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.

David E Swett Sr.
David E. Swett, Sr., Affiant

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

Theodora P. Wilkins
Notary Public

My Commission Expires: 5/28/2000

FILED JAN 29 PM 4:28
DAVIDSON COUNTY REGISTER
COUNTY, TN.

IDENTIFICATION REFERENCE

05427730

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