41
Denise

BOOK 11550 PAGE 705

SPECIAL WARRANTY DEED

TO: C. Mark Carver, Trustee

This instrument was prepared by:
J. Bryan Echols, Esq.
Farris, Warfield & Kanaday, PLC
SunTrust Center, Suite 1800
Nashville, TN 37219

FROM: Nashville Contractors Association, also known as Nashville Contractors Association, Inc.

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
C. Mark Carver, Trustee c/o BAT Realty, LLC 54 Music Square East Suite 102 Nashville, Tennessee 37203	Same	Map 93-13-83 Map 93-13-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $225,000.00.

C Mark Carver
Affiant

Sworn to and subscribed before me,
this 30th day of June, 1999.

Denise M. Lauinger
Notary Public

My Commission Expires: 3/25/2000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Contractors Association, also**

known as Nashville Contractors Association, Inc., a Tennessee corporation (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **C. Mark Carver, Trustee** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth herein), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 30th day of June, 1999.

SELLER:

NASHVILLE CONTRACTORS ASSOCIATION, a Tennessee corporation, also known as NASHVILLE CONTRACTORS ASSOCIATION INC.

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared C. E. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator (or other officer authorized to execute the instrument) of NASHVILLE CONTRACTORS ASSOCIATION, the within named bargainor, a corporation, and that he as such Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Administrator.

Witness my hand and seal, at Office, this 30th day of June, 1999.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

0605947

IDENTIF. & REFERENCE

99 JUN 30 PM 1:55

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 346, 347, and 348 of the Plan of McNairy West Nashville, as of record in Minute Book 1, page 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete, in the northerly right-of-way line of Pine Street, 49.5 feet in width, at a corner common with Lot 349 of said Plan of McNairy West Nashville, also being the property of Susan O.L. Bates, as of record in Deed Book 9572, page 848, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Pine Street, with the easterly property line of said Lot 349, North 27 deg 01 min 16 sec West, 175.00 feet to an iron rod set in the southerly right-of-way line of Alley Number 233, 15 feet in width;

Thence with the southerly right-of-way line of Alley Number 233, North 62 deg 40 min 17 sec East, 150.00 feet to an iron rod set, at a corner common with Lot 345, of said Plan of McNairy West Nashville, also being the property of Ash-McNeil Welding Supply Co., as of record in Deed Book 3619, page 555, at the Register's Office for Davidson County, Tennessee.

Thence leaving the southerly right-of-way line of Alley Number 233, with the westerly property line of said Lot 345, South 27 deg 01 min 16 sec East, 175.00 feet to an "X" in concrete, in the northerly right-of-way line of Pine Street;

Thence with the northerly right-of-way line of Pine Street, South 62 deg 40 min 17 sec West, 150.00 feet to the point of beginning. Containing 26,250 square feet or 0.603 acres more or less, according to that survey dated June 25, 1999, by Cherry Land Surveying, R. Scot Cherry, T.R.L.S. No. 1512.

Being the same property conveyed to National Contractors Association, as of record in Deed Book 4771, page 117, at the Register's Office for Davidson County, Tennessee, also being the same property conveyed to National Contractors Assoc., Inc., as of record in Deed Book 5147, page 823, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1999 State and County taxes for Tax Parcels 93-13-83 and 93-13-85, a lien not yet due and payable.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11550 PAGE 710

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

0605947

IDENTIF. & REFERENCE

99 JUN 30 PM 1:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	225000.00
CON TX	832.50
PRFEE	1.00
TDEED	20.00
CFEE	2.00
VOID	
TDEED	20.00-
WDEED	20.00
TOTAL	855.50
CHECK	855.50

06/30/99 01 14:02 0001 6295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484758