0650100

...ERENCE

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (JMB)
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

BOOK 11716 PAGE 297
99 OCT 25 PM 4:00

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Tennessee Lions Charities, Inc. 2525 Perimeter Place Drive, Suite 206 Nashville, TN 37214-3674	New Owner	106-1-156 106-1-148 106-1-149

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN W. HALEY and KENNETH F. CARVER, hereinafter called "Grantors", have this day bargained and sold, and do hereby transfer and convey unto TENNESSEE LIONS CHARITIES, INC., a corporation hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT 1:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot 1, National Christian Convention Subdivision of record in Book 6200, page 311, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin on the west right of way of Fesslers Lane, the southeast corner of the property shown on the Resubdivision Plan of Lewis Property as recorded in Plat Book 4470, page 103, R.O.D.C., Tennessee and the northeast corner of the herein described tract; thence,

1. southwardly, with the west right-of-way line of Fesslers Lane and a curve to the left having a radius of 2680.5 feet, a distance of 67.85 feet to an iron pin; said curve has a chord bearing and distance of S 05 deg. 41' 46" W 67.85 feet; thence,

2. S 10 deg. 30' 29" W 55.66 feet; thence

3. with a line severing the property of Southern Hospitality Corporation, as recorded in Deed Book 6417, page 125, R.O.D.C., Tennessee N 79 deg. 31' 35" W 178.52 feet; thence,

4. with the east boundary line of the property of the National Christian Missionary Convention as recorded in Deed Book 5922, page 422, R.O.D.C, Tennessee N 11 deg. 00' 00" E 171.15 feet to a concrete monument; thence,

5. with the south boundary line of the property shown on the Resubdivision Plan of Lewis Property as recorded in Plat Book 4470, page 103, R.O.D.C, Tennessee S 63 deg. 55' 00" E passing a concrete monument at 173.39 feet for a total of 177.89 feet to the point of beginning containing 25,850 square feet or 0.59 acres.

Being the same property conveyed to Grantors by deed of record in Book 11716, page 291, Register's Office, Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 2 and Reserved Parcel "A" on the Plan of the Lewis Property Resubdivision of Lot Nos. 1 and 2, as of record in Book 4470, page 103, Register's Office for said County, described together as follows:

BEGINNING at an iron pin on the westerly margin of Fesslers Lane, said pin being South 10 deg. 59 min. West a distance of 172.40 feet from a concrete Highway marked at the intersection of the south margin of Rudle Road in the west margin of Fesslers Lane, with the west margin of Fesslers Lane South 10 deg. 59 min. West, a distance of 27.30 feet to a spike in pavement, thence South 01 deg. 49 min. East, a distance of 95.15 feet to a concrete monument, thence with a 2680.5 foot radius curve to the left, a distance of 88.72 feet to a concrete monument, said curve also having a chord bearing of South 10 deg. 13 min. East, and a distance of 88.72 feet, thence leaving the westerly margin of Fesslers Lane North 63 deg. 55 min. West a distance of 173.16 feet to a concrete monument; thence North 11 deg. 00' East a distance of 162.97 feet to an iron pin; thence South 79 deg. 19 min. 48 sec. East, a distance of 144.93 feet to the point of beginning and containing 0.67 acres, more or less.

TOGETHER with a non-exclusive right of way for purpose of ingress and egress to said premises on, over and across the following described tract of land situated in the City of Nashville, County of Davidson and State of Tennessee described as follows:

BEGINNING at the southeast corner of Lot No. 1, thence North 79 deg. 19 min. West, a distance of 67 feet, thence North 47 deg. 45 min. East, a distance of 38 feet, thence North 61 deg. 55 min. East a distance of 57 feet, thence South 10 deg. 59 min. West, a distance of 66.0 feet, to the point of beginning containing 2476 square feet or 0.057 acres, more or less.

Being the same property conveyed to Grantors by deed of record in Book 11716, page 291, Register's Office, Davidson County, Tennessee.

LESS AND EXCEPT THE FOLLOWING PARCELS transferred by HCW Partnership to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deeds of record in

Book 9381, page 790, and Book 9381, page 787, Register's Office for Davidson County, Tennessee.

A portion of a parcel of land located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the westerly boundary of the right of way of Fesslers Lane (Sta. 3+49.53-30.05' Rt.), said point being the northwest corner of the above referenced parcel:

THENCE, with said right of way with a curve to the left having a radius of 2680.5 feet and a distance of 67.85 feet, more or less, to a point (Sta. 4+16.18-31.74' Rt.);

THENCE, continuing with said right of way South 03 degrees 57 minutes 14 seconds West (South 10 degrees 30 minutes 29 seconds West by deed) 46.28 feet, more or less, to a point (Sta. 4+61.44-38' Rt.);

THENCE, North 04 degrees 09 minutes 23 seconds West 14.94 feet, more or less, to a point (Sta. 4+46.50-38' Rt.);

THENCE, with a curve to the right having a radius of 918.73 feet and a length of 103.63 feet, more or less, to a point (Sta. 3+47.71-35.04' Rt.);

THENCE, South 63 degrees 55 minutes 00 seconds East 4.99 feet, more or less, to the point of beginning containing 540 square feet, more or less.

-AND-

A temporary construction easement across a parcel of land located in Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the northerly boundary of the above referenced parcel, said point being 35.04 feet west of the centerline of Fesslers Lane (Sta. 3+47.71-35.04' Rt.);

THENCE, in a southerly direction with a curve to the left having a radius of 918.73 feet and a distance of 103.63 feet, more or less, to a point (Sta. 4+46.50-38' Rt.);

THENCE, South 04 degrees 09 minutes 23 seconds East 14.94 feet, more or less, to a point (Sta. 4+61.44-38' Rt.) on the southerly boundary of the parcel;

THENCE, South 03 degrees 57 minutes 14 seconds West (South 10 degrees 30 minutes 29 seconds West by deed) 9.38 feet, more or less, to a point being the Southeast corner of the parcel;

THENCE, with said southerly boundary North 79 degrees 31 minutes 35 seconds West 5.0 feet, more or less, to a point;

THENCE, leaving the southerly boundary in a northerly direction 19 feet, more or less, to a point (easement being 3.5' wide at this point) 42 feet west of the centerline;

THENCE, in a northerly direction 105 feet, more or less (widening to a width of 6 feet at 55 feet and narrowing to 2 feet at 105 feet) to a point on the northerly boundary of the parcel;

THENCE, South 63 degrees 55 minutes 00 seconds East 2 feet, more or less, to the point of beginning containing 532 square feet, more or less. Said temporary construction easement to be abandoned upon completion of proposed construction.

-AND-

A portion of land located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the westerly margin of the existing right of way of Fesslers Lane, said point being the southeasterly corner of the above mentioned Parcel 149 (Sta. 3+49.53-30.05' Rt.)

THENCE, North 63 degrees 55 minutes West a distance of 4.99 feet, more or less, to a point (Sta. 3+47.71-35.04' Rt.);

THENCE, in a northerly direction with an curve to the right having a radius of 918.73 feet and a length of 78.51 feet, more or less, to a point on the westerly boundary of the existing right of way of Fesslers Lane (Sta. 2+70.87-29.06' Rt.);

THENCE, in a southerly direction with said right of way, with a curve to the left having a radius of 2680.5 feet and a length of 80.01 feet, more or less, to the point of beginning containing 230 square feet, more or less.

-AND-

A temporary construction easement across a portion of a parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point being on the southerly boundary of the above referenced parcel 149, said point being 35.04 feet, more or less, from the centerline of Fesslers Lane (Sta. 3+47.71-35.04' Rt.):

THENCE, North 63 degrees 55 minutes West with the parcel's southerly boundary 2.5 feet, more or less, to a point;

THENCE, in a northeasterly direction a distance of 76 feet, more or less, to a point on the westerly margin of the right of way of Fesslers Lane (Sta. 2+70.87-29.06, Rt.);

THENCE, with a curve to the left having a radius of 918.73 feet and a distance of 78.51', more or less, to the point of beginning containing 90 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

This is improved property, known as 505 Fesslers Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantors further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Ad valorem taxes for the current year which have been prorated and assumed by Grantee;

2. Rights of tenants in possession pursuant to unrecorded leases; and

3. Matters shown on plats of record in Plat Book 4470, page 103, and 6200, page 311, Register's Office for Davidson County, Tennessee.

Each of the Grantors hereby certifies that the property herein contained is not used by either of Grantors, or by their respective spouses or dependents, as a principal place of residence.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 25th day of October, 1999.

GRANTORS:

John W. Haley

John W. Haley

Kenneth F. Carver

Kenneth F. Carver

3579.00 10/25 0101 03CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M Bates, a Notary Public for the State and County aforesaid, John W. Haley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 1999.

Notary Public

My Commission Expires:
3-23-02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M Bates, a Notary Public for the State and County aforesaid, Kenneth F. Carver, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 1999.

Notary Public

My Commission Expires:
3-23-02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $960,000.00.

Edward C Lindsey
AFFIANT

SUBSCRIBED and sworn to before me, this 22nd day of October, 1999.

Notary Public

My Commission Expires:
3-23-02

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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BOOK 11716 PAGE 303

CAMT	960000.00
CON TX	3552.00
PRFEE	1.00
WDEED	24.00
CFEE	2.00
TOTAL	3579.00
CHECK	3579.00

10/25/99 01 16:04 0001 3607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531389