File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
Jason E. Brickey
3904 Pepperwood Drive
Antioch, TN 37013

Instr:200001100003226 Page: 1 OF 2
REC'D FOR REC 01/10/2000 1:49:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $170.20

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-4
GROUP 143/141
PARCEL 6DA-22750
6DA-22760

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wallace L. Chambers Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jason E. Brickey, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: 507 Rosedale Avenue
BEING Lot No. 9, on the unrecorded plan of a resubdivision of part of Lots Nos. 8 and 9 on the Plan of Melrose, of record in Plat Book 57, Page 44, Register's Office for Davidson County, Tennessee, said unrecorded plan having been prepared according to a survey made by Cantrell, Connell and Greek, Engineers, on April 20, 1950, described as follows:

SAID Lot 9 lies 60 feet easterly from the east line of Lot No. 11 on said plan, front 60 feet on the southerly side of Rosedale Avenue, running back between parallel lines 205 feet to a dead line on which it measures 60 feet.

BEING the same property conveyed to Wallace L. Chambers, Jr. by Final Decree of the Chancery Court Confirming Sale of record in Book 10593, Page 642, Register's Office for Davidson County, Tennessee. Subsequently confirmed by Court Order of the Chancery Court of Davidson County, Tennessee, of record in Book 11695, Page 785, Register's Office for Davidson County, Tennessee.

TRACT II: 511 Rosedale Avenue
BEING Lot No. 11, on the unrecorded plan of a resubdivision of part of Lots Nos. 8 and 9 on the Plan of Melrose, of record in Plat Book 57, Page 44, Register's Office for Davidson County, Tennessee, said unrecorded plan having been prepared according to a survey made by Cantrell, Connell and Greek, Engineers, on April 20, 1950, described as follows:

BEGINNING at a point in the west margin of said plan, said point being N3°40'E, 190.5 feet from the northwest corner of the property conveyed to Davidson County Board of Education by deed from Mrs. Mollie Hutton Milliorn, of record in Book 1046, Page 60, said Register's Office; thence northerly 3°40'E, 223 feet along the west margin of said plan, to a point in the south margin of Rosedale Avenue; thence easterly along the southerly margin of Rosedale Avenue 60 feet to the common corner of Lots Nos. 10 and 11 on said plan; thence southeasterly with the line between said Lots 10 and 11, 205 feet to a point in the northerly margin of Lot No. 12 as shown on said plan; thence westerly 151.2 feet to the point of beginning.

BEING the same property conveyed to Wallace L. Chambers, Jr. by Final Decree of the Chancery Court Confirming Sale of record in Book 10593, Page 654, Register's Office for Davidson County, Tennessee. Subsequently confirmed by Court Order of the Chancery Court of Davidson County, Tennessee, of record in Book 11695, Page 785, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property known as 507/511 Rosedale Ave., Nashville, TN 37211, and is not the principal residence of the Grantor and is not subject to marital rights herein.

This is the same description as in previous deeds of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Subject to Codes Letters as to Lot 11, of Metropolitan Government for Nashville/Davidson County, Tennessee, of record in Book 11389, Page 59 and Book 11543, Page 588, said Register's Office

Avo H. Chambers joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jason E. Brickey, his heirs and assigns, forever; and I, Wallace L. Chambers Jr., do covenant with the said Grantee that I am seized and possessed of said land, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed.

Witness my hand this the 7th day of January, 2000.

Wallace L. Chambers Jr.

Avo H. Chambers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wallace L. Chambers Jr., and Avo H. Chambers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of January 2000.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $. ~~48,000.00~~ 46,000.00

AFFIANT

Subscribed and sworn to before me
this 7th day of January, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.