B0236

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims, PLC
100 Peabody Place, Suite 950
Memphis, Tennessee 38103

Instr:200001140005236 Page: 1 OF 2
REC'D FOR REC 01/14/2000 3:46:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $767.75

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of January, 2000, by and between the TENNESSEE BAR ASSOCIATION, INC., a Tennessee nonprofit corporation, party of the first part; and B & S ENTERPRISES, INC., a Tennessee corporation, party of the second part;

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Being Lot No. 29, in the plan of Part of Wilcox 25 AC Tract as of record in Book 161, Page 159, Register's Office for said County, fronting 50 feet on the northerly side of Charlotte Avenue and extending back between parallel lines 138 feet on the easterly line and 139 feet on the westerly line to an alley.

Being the same property conveyed to Grantor herein by Warranty Deed dated October 20, 1994 from Jerome L. Rosenblum and wife, Brenda G. Rosenblum of record in Book 9498, Page 333, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3304 Charlotte Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns, in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for the lien of 2000 Davidson County taxes; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the content hereof.

WITNESS the signature of the party of the first part the day and year first above written.

TENNESSEE BAR ASSOCIATION, INC.

By: (X) _____

Its: (X) PRESIDENT

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

STATE OF TENNESSEE }
COUNTY OF SHELBY }

Before me, RICHARD R. SPOLETI, a Notary Public of the State and County aforesaid, personally appeared RANDALL D. NOEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president (or other officer authorized to execute this instrument) on behalf of TENNESSEE BAR ASSOCIATION, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

WITNESS MY HAND AND SEAL at office, this 12th day of January, 2000.

Richard R. Spoleti, III
Notary Public

My Commission Expires MY COMMISSION EXPIRES: September 19, 2001

PUBLIC AT LARGE SHELBY COUNTY, TN

* * *

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$207,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 13 day of January, 2000.

Notary Public

My Commission Expires NOTARY PUBLIC AT LARGE Douglas A. Bruce My Commission Expires November 24, 2001 STATE OF TENNESSEE

* * *

Tax Map - Parcel Number:
Map No. 92-2, Parcel No. 361

Property Address:
3304 Charlotte Avenue
Nashville, Tennessee 37209

Send Tax Bills to:
New Owner

Name and Address of Property Owner:
3304 Charlotte Ave
Nashville TN 37209
ATN: B & S Enterprises, Inc.