Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pinson Companies, Inc. 3725 Charlotte Pike Nashville, TN 37209	Map 91-11, Parcel 290	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

Instr:200004180038682 Page: 1 OF 2
REC'D FOR REC 04/18/2000 10:18:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1461.50

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mark A. Tye (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Pinson Companies, Inc., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lots No. 1102, 1104, 1106 and the easterly one-half of Lot No. 1108 of Block 146, Plan No. 1, West Nashville as shown on plat of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots No. 1102, 1104, 1106 and the easterly one-half of Lot No. 1108 front together 97-1/2 feet on the southerly side of Alabama Avenue and runs back between parallel lines, with the westerly margin of 52nd Avenue North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to Mark A. Tye by deed of record in Book 8019, page 90, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property located at 5201 Alabama Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Maurice W. Pinson Jr.
Affiant

Subscribed and sworn to before me this 17th day of April, 2000.

Notary Public
My Commission Expires: 5/27/01

NOTARY PUBLIC AT LARGE

0620031.01
097770-003 04/11/2000

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

Jean Ann Tye, wife of Mark A. Tye, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the property and for no other purpose.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of April, 2000.

Mark A Tye
MARK A. TYE

Jean Anne Tye
JEAN ANNE TYE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kimberly R. Dougher, Notary Public, Mark A. Tye, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2000.

Kimberly R Dougher
Notary Public
My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kimberly R. Dougher, Notary Public, Jean Anne Tye, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2000.

Kimberly R Dougher
Notary Public
My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.