Bov 42

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (SLW)
3305 West End Avenue
Nashville, Tennessee 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Welton-B&W Properties, LLC 1740 Ed Temple Blvd. Nashville, TN 37208	Same	Map 67 Parcel 30

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Angelina St. Charles Scott, a/k/a Angie s. Scott, individually, and Angie S. Scott, Trustee under Agreement dated April 18, 1996 of the Scott Revocable Living Trust (collectively, "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto Welton-B&W Properties, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 5027 Ashland City Highway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds herself and her successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

Davidson County DEEDWARR
Recvd: 09/15/00 14:15 5pgs
Fees:23.00 Taxes:1221.00
20000915-0091959

IN WITNESS WHEREOF, Grantor executed this instrument as of the 15th day of September, 2000.

GRANTOR:

Angelina St. Charles Scott
Angelina St. Charles Scott,
a/k/a Angie S. Scott

ANGIE S. SCOTT, TRUSTEE UNDER AGREEMENT DATED APRIL 18, 1996, OF THE SCOTT REVOCABLE LIVING TRUST

By: Angie S. Scott
Angie S. Scott, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15th day of September, 2000.

1/26/02
My Commission Expires

Notary Public

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEVEN L WEST, a Notary Public for the State and County aforesaid, Angelina St. Charles Scott, a/k/a Angie S. Scott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2000.

Steven L. West
Notary Public

My Commission Expires:
1/26/02

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEVEN L. WEST, a Notary Public for the State and County aforesaid, Angie S. Scott, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee under Agreement dated April 18, 1996, of the Scott Revocable Living Trust and is authorized by said living trust to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of September, 2000.

Steven L West
Notary Public

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

1/26/02

Exhibit "A"

Property located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 30 on Davidson County Property Map 67 and being more particularly described as follows:

Beginning at a point at the intersection of the easterly right-of-way of Old Hickory Boulevard and the northerly right-of-way of the Tennessee Central Railroad; thence, following said right-of-way of Old Hickory Boulevard North 19 degrees 42 minutes 45 seconds East 51.54 feet to a point; thence, South 69 degrees 45 minutes 39 seconds East 5.49 feet to a point; thence, North 19 degrees 42 minutes 45 seconds East 46.16 feet to a point; thence, with a curve to the right having a central angle of 57 degrees 19 minutes 58 seconds, a radius of 90.00 feet, an arc length of 90.06 feet and a chord bearing and length of North 49 degrees 04 minutes 49 seconds East 86.35 feet to a point on the southerly right-of-way of Ashland City Highway (S.R. 12); thence, following said right-of-way of Ashland City Highway North 89 degrees 36 minutes 25 seconds East 527.14 feet to a point, said point being the northwest corner of the property conveyed to Joe Norman Wilkes, et ux as of record in Deed Book 4637, page 418, Register's Office for Davidson County, Tennessee; thence, leaving said Ashland City Highway and following said Wilkes westerly boundary South 08 degrees 02 minutes 54 seconds West 129.54 feet to a point; thence, North 71 degrees 57 minutes 31 seconds West 75.00 feet to an iron rod (old); thence, South 07 degrees 01 minutes 21 seconds West 135.00 feet to a point; thence, North 85 degrees 54 minutes 48 seconds West 70.00 feet to an iron rod (old); thence, South 04 degrees 28 minutes 48 seconds West 29.69 feet to an iron rod (old); thence, North 82 degrees 57 minutes 54 seconds West 69.97 feet to an iron rod (old); thence, South 07 degrees 34 minutes 22 seconds West 93.69 feet to a point on the northerly right-of-way of the Tennessee Central Railroad; thence, following said railroad with a curve to the left having a central angle of 12 degrees 40 minutes 53 seconds, a radius of 1901.56 feet, an arc length of 420.87 feet and a chord bearing and length of North 61 degrees 55 minutes 27 seconds West 420.02 feet to the point of beginning.

Containing 133,810 square feet or 3.07 acres.

Being a portion of the same property conveyed to Angie S. Scott, Trustee as of record in Deed Book 10020, page 503, Register's Office for Davidson County, Tennessee.

The above description is based upon a survey prepared by J. L. Whitson (TN R.L.S. No. 1732) dated June 20, 2000, revised August 16, 2000 and September 11, 2000.

Exhibit "B"

1. Real estate taxes for the year 2000, a lien not yet due and payable.

2. Easements contained in the deed of .028 acre to the State of Tennessee of record in Book 9663, page 794, Register's Office for Davidson County, Tennessee.

3. Survey dated June 20, 2000, prepared by J. L. Whitson (TN R.L.S. No. 1732), revised August 16, 2000 and revised September 11, 2000, reflects encroachment of a fence on the easterly boundary of the property.