Davidson County DEEDWARR
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Fees:23.00 Taxes:55.50
20000921-0094069

62
CMC

SPECIAL WARRANTY DEED

| | | |
|---|---|---|
| TO: | Budig Realty, LLC | This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219 |
| FROM: | Harris A. Gilbert<br>Charles Gilbert, Jr.<br>Pauline G. Bader | |

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Budig Realty, LLC<br>54 Music Square East, Suite 102<br>Nashville, TN 37203 | Same | Map 60-13/Parcel 16<br>Map 60-13/ Parcel 64 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $15,000.00.

Affiant

Sworn to and subscribed before me, this 14 day of September, 2000.

Notary Public

My Commission Expires: February 1, 2003

BRIAN SCHWARTZ
Notary Public, State of Ohio
My Commission Expires Feb. 1, 2003

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harris A. Gilbert, Charles Gilbert, Jr, and Pauline G. Bader** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Budig Realty, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 21st day of September, 2000.

SELLER:

Harris A. Gilbert

Charles Gilbert, Jr.

Pauline G. Bader

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared Harris A. Gilbert, 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 within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of September, 2000.

Notary Public

My Commission Expires: 5/27/2001

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared Charles Gilbert, Jr., 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 within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of September, 2000.

Notary Public

My Commission Expires: 5/27/2001

STATE OF NEW YORK
COUNTY OF New York

Before me, Natalie E. Ortiz, a Notary Public of said County and State, personally appeared Pauline G. Bader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in New York, New York, this 20th day of September, 2000.

Notary Public

My Commission Expires: May 1, 2002

NATALIE ORTIZ
NOTARY PUBLIC STATE OF NY
NO. 01OR6041161
EXP. 5-01-02
CERTIFIED IN BRONX COUNTY

**EXHIBIT A**

**PROPERTY DESCRIPTION**

**Tract 2:**

Land located in the 12th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 8 on the Plan of Haynie's Dudley Bell Plan, as of record in Book 57, page 167, Register's Office for Davidson County, Tennessee. Said Lot 8 fronts 50 feet on the northwesterly side of Haynie Avenue and extends back between parallel lines 150 feet to an alley in the rear.

**Tract 3:**

Land located in the 12th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 9 and the westerly part of Lot No. 10 as shown on Haynie's Dudley Bell Plan, as of record in Book 57, page 167, Register's Office for Davidson County, Tennessee. Said Lot 9 and the westerly part of Lot No. 10 adjoin and front together 88.8 feet on the northerly margin of Haynie Avenue and extend back between lines 150 feet on the west line, 150 feet, more or less, on the east line to the southerly margin of alley on which it measures 64.2 feet.

Tracts 2 and 3 being the same property conveyed to Harris A. Gilbert, Charles Gilbert,Jr. and Pauline G. Bader, as tenants in common, by deed from Frank Sprinkles of record in Book 9171, page 147, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Davidson County real property taxes, a lien not yet due and payable.

2. Right of access by the general public to the cemetery described in deed recorded in Book 4412, page 934, Register's Office for Davidson County, Tennessee.