Davidson County DEEDWARR
Recvd: 01/08/01 12:24 3pgs
Fees:15.00 Taxes:444.00

20010108-0002309

Book 2

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
424 Church St., Suite 2000
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Jenkins Properties 4215 Harding Road, Suite 2000 Nashville, Tennessee 37205	Same	71-7/ Parcels 82, 83 and 62

THIS DEED, made and entered into this 4th day of January, 2001, by and between Jeri Lynn Bock and Jerry Poteat, Co-Trustees of the Willie Florence Poteat Revocable Trust dated August 7, 1998, a Florida trust, ("Grantor") and Jenkins Properties, a Tennessee general partnership ("Grantee"),

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby transfer, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the property in fee simple; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

WITNESS the signature of Grantor the day and year first above written.

WILLIE FLORENCE POTEAT REVOCABLE TRUST
dated August 7, 1998

By: _____
Jeri Lynn Bock, Co-Trustee

By: _____
Jerry Poteat, Co-Trustee

STATE OF FLORIDA

COUNTY OF Indian River

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeri Lynn Bock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of the Willie Florence Poteat Revocable Trust dated August 7, 1998, the within named bargainor, a Florida trust, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Trustee.

WITNESS my hand and seal, at office this 5th day of January, 2001.

NOTARY PUBLIC

My Commission expires:

STATE OF FLORIDA

COUNTY OF Indian River

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jerry Poteat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of the Willie Florence Poteat Revocable Trust dated August 7, 1998, the within named bargainor, a Florida trust, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Co-Trustee.

WITNESS my hand and seal, at office this 5th day of January, 2001.

NOTARY PUBLIC

My Commission expires:

STATE OF FLORIDA)
COUNTY OF Indian River)

The actual consideration or value, whichever is greater, for this transfer is $120,000.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2001.

Notary Public

My Commission Expires:

EXHIBIT A

Property Description

1st Tract

Being the northerly part of Lot No. 12 on the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S. M. McMurray Company, Engineers, dated May 10, 1950, as follows:

BEGINNING on the southerly margin of Old Trinity Lane at the northeast corner of the property conveyed to John Randalls and wife, by deed from A. J. Lucas, et al., of record in Book 1312, page 228, Register's Office for said County; thence with said Randalls' easterly line, South 3 deg. 15' West 129 feet to the northwest corner of Lot No. 10 on the plan of Linda Jacob's Subdivision, Section 1, as of record in Book 2083, page 7, said Register's Office; thence with the northerly line of Lot No. 10, South 88 deg. East 56.36 feet to the corner of Lots Nos. 9 and 10, said point also in the line between Lots Nos. 12 and 13 on said unrecorded plan; thence with the line between said Lots Nos. 12 and 13 northwardly 129 feet, more or less, to the southerly margin of Old Trinity Lane; thence with the same, North 88 deg. 11' West 51 feet to the beginning.

2nd Tract

Being Lot No. 9 on the Map of Section 1, Linda Jacob Subdivision, of record in Book 2083, page 7, Register's Office for said County.

Said Lot No. 9 fronts 60 feet on the north side of West Trinity Lane and runs back between parallel lines 166.7 feet to a dead line.

3rd Tract

Being Lot No. 10 on the Plan of the Linda Jacob Subdivision, Section 1, as of record in Book 2083, page 7, Register's Office for said County.

Said Lot No. 10 fronts 60 feet on the northerly side of West Trinity Lane and extends back 166.75 feet on the westerly line and 166.7 feet on the easterly line to a dead line, measuring 56.36 feet thereon.

Included in Lots 9 and 10, but specifically excluded therefrom is that certain 600 square feet conveyed to the Metropolitan Government of Nashville and Davidson County by instrument of record in Book 11416, page 630, RODC.

All tracts being part of the same property conveyed to Jerry Poteat and Jerilynn Bock, Co-Trustees of the Willie Florence Poteat Revocable Trust dated August 7, 1998, by deed from Willie Florence Poteat of record in Book 11226, page 811, RODC.