Book 37
LL

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| R & M Properties<br>3030 Sidco Drive<br>Nashville, TN 37204 | Map 094-10-0-042.00 | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

## 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, Bradford Trust Company and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Marital Trust B (the "Grantors") have bargained and sold, and by these presents transfer and convey to R & M Properties, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

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.

2. Matters shown on the Plan of record in Book 4770, page 123, Register's Office for Davidson County, Tennessee.

3. Any unrecorded leases affecting or relating to the Property.

This is improved property, located at 216 Omohundro, Nashville, 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.

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

Grantors further covenants and binds themselves, their heirs, successors 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 Grantors, except that no warranty is made as to the amount of acreage in the Property.

Davidson County DEEDWARR
Recvd: 02/05/01 08:28 3pgs
Fees:15.00 Taxes:592.00
20010205-0010690

p697510.01
095825-001 01/31/2001

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Elizabeth A Ryder
Affiant

Subscribed and sworn to before me this 1st day of February, 2001.

Julie A Boswell
Notary Public
My Commission Expires: 9/29/01

JULIE A. BOSWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantors have executed this Deed this 1 day of February, 2001.

BRADFORD TRUST COMPANY, CO-TRUSTEE OF THE ROY W. CARK, JR., MARITAL TRUST B

By: Eric Todd

Title: Trust Counsel

Helen A. Canter

HELEN A. CANTER, CO-TRUSTEE OF THE ROY W. CLARK, JR., MARITAL TRUST B

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Leslie Conduff, Notary Public, Eric Todd, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Trust Counsel of Bradford Trust Company, a Tennessee corporation, Co-Trustee of the Roy W. Clark, Jr., Marital Trust B and is authorized to execute this instrument on behalf of Bradford Trust Company, a Tennessee corporation, as Co-Trustee.

Witness my hand, at office, this 1 day of February, 2001.

Leslie Conduff

Notary Public
My Commission Expires: 1/25/03

LESLIE CONDUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Leslie Conduff, Notary Public, Helen A. Canter, Co-Trustee of the Roy W. Clark, Jr., Martial Trust B, 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 1 day of February, 2001.

Leslie Conduff

Notary Public
My Commission Expires: 1/25/03

LESLIE CONDUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

A tract of land in Davidson County, Tennessee described as follows:

Beginning at an iron rod situated in the easterly margin of Omohundro Place, said point being the southwest corner of the ABEC Properties, LLC property of record in Book 11521, page 8, Register's Office for Davidson County, Tennessee.

Thence, leaving said road, N 70 deg. 14' 02" E. a distance of 181.45 feet to an iron rod;

Thence, S 25 deg. 30' 37" E, a distance of 69.34 feet to an iron rod;

Thence, S 70 deg. 13' 53" W, a distance of 188.29 feet to an iron rod situated in the easterly margin of Omohundro Place;

Thence, along said road, N 19 deg. 41' 00" W, a distance of 69.00 feet to the point of beginning and containing 12,755.234 square feet or 0.293 acres of land more or less.

Being the same property conveyed to Bradford Trust Company and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Marital Trust B by deed of record in Book 11314, page 180, Register's Office for Davidson County, Tennessee.