37
CSS

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
PRK Properties II, Inc. 40 Rutledge Place Nashville, TN 37210	Same	82-9-158
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC, 414 Union Street, Suite 1600, Nashville, TN 37219, Attention: Charles S. Sanger		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, FINOVA Capital Corporation ("Grantor"), successor in interest to Freemont Financial Corporation, has bargained and sold, and hereby transfers and conveys to PRK Properties II, Inc. ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

Grantor covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Without limiting the foregoing, this conveyance is made expressly subject to:

STATE OF TENNESSEE
COUNTRY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $404,250

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2001.

LaVerne Williams
Notary Public
My Commission Expires: March 14, 2003

LAVERNE WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TN

723676 v1
100087-001 05/23/01

Davidson County DEEDWARR
Recvd: 05/29/01 14:35 4pgs
Fees:19.00 Taxes:1495.73

20010529-0055248

1. Davidson County taxes for 2001, a lien, but not yet due and payable, Davidson County taxes for 2000 in the amount of $8,198.46, unpaid plus penalty, interest and cost, and Davidson County taxes for 1999 in the amount of $8,198.46, unpaid plus penalty, interest and cost.

2. Deed of Restrictive Covenant and Easement of record in Book 6177, page 928, Register's Office for Davidson County, Tennessee.

3. Unrecorded Lease to Jones Brothers, Ltd. The Lessor's interest thereunder was assigned to Mid-South Materials Company by assignment of record in Book 9123, page 343, said Register's Office.

This is improved property, known as 1314 Fifth Avenue North, Nashville, Tennessee.

Executed this 24 day of May, 2001.

FINOVA CAPITAL CORPORATION, successor in interest to Freemont Financial Corporation, *Grantor*

By: Maryanne Richardson

Title: Assistant Vice President

"OFFICIAL SEAL"
MONICA J. ANDERSON
Notary Public, State of Illinois
My Commission Expires 10/12/2003

STATE OF Illinois)
COUNTY OF Cook)

Before me, Monica Anderson, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Maryann Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Maryann Richardson to be the AVP Assistant of FINOVA CAPITAL CORPORATION, successor in interest to Freemont Financial Corporation, the within named bargainor, a corporation, and that Maryann Richardson as such Asst. Vice Pres., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Maryann Richardson as such Asst. Vice Pres..

WITNESS my hand and seal at office in Chicago, Illinois, this the 24 day of May, 2001.

Notary Public

My Commission Expires: 10/12/2003

EXHIBIT A

Beginning at a P.K. nail on the easterly margin of 5th Avenue North at the southwest corner, of the property conveyed to Mid-South Materials Company by deed, as of record in Book 9123, page 338, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

1) Thence N69°47'59"E, 174.04 feet to an iron pin;
2) Thence S20°26'44"E, 167.94 feet to an iron pin;
3) Thence S69°45'14"W, 173.99 feet to a P.K. nail;
4) Thence N20°27'49"W, 168.08 feet to the point of beginning, containing 29,235.59 square feet or 0.67 acres.

Being part of the same property conveyed to Finova Capital Corporation by deed from Charles S. Sanger, as Successor Trustee of record as Instrument No. 20010321-0027208, said Register's Office.