B6 x 15
Dw

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
FS&S Partnership 808 North First Street (a/k/a 808 Dickerson Pike Nashville, TN 37207	Same	Map: 82-6 Parcel: Part of 77

Davidson County DEEDWARR
Recvd: 11/05/01 16:38 3pgs
Fees:18.00 Taxes:1850.00



20011105-0121174

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DUNLAP & KYLE TIRE CO., INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto FS&S Partnership, a Tennessee general partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of real property located in Nashville, Davidson County, Tennessee (the "Property"), described as follows :

> Land situated in the 5th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Plat of Dunlap & Kyle's Resubdivision of the Nashville Housing Authority Subdivision, of record as Instrument No. 200110310118522, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Dunlap & Kyle Tire Co., Inc. by deed from Billy Thomas Hoover, of record in Book 7605, page 313, said Register's Office, and by deed from Billy Thomas Hoover et al., of record in Book 7605, page 316, re-recorded in Book 7660, page 157, said Register's Office.

The Property is improved property known as 808 North First Street (a/k/a Dickerson Pike, Nashville, Tennessee 37207.

This conveyance is expressly made subject to those matters set forth on Exhibit A attached hereto, which are incorporated herein by reference.

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

Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor

(except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject), but not further or otherwise.

WITNESS the Grantor's hand this 1 day of November, 2001.

DUNLAP & KYLE TIRE CO., INC.

By: _____
Brent Nickle, Treasurer

STATE OF MISSISSIPPI)
COUNTY OF PANOLA)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Brent Nickle, 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 Treasurer of Dunlap & Kyle Tire Co., Inc., the within named Grantor, a corporation, and that he as such Treasurer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Grantor as Treasurer.

Witness my hand and seal, at office, in Batesville, Mississippi, this 1st day of November, 2001.

NOTARY PUBLIC PANOLA COUNTY MISSISSIPPI

_____
Notary Public
My Commission Expires: July 18, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $500,000.00.

_____
Affiant

Sworn to and subscribed before me this 2nd day of November 2001.

NOTARY PUBLIC LARGE CO. MISSISSIPPI

_____
Notary Public
My Commission Expires: 8/3/02

This instrument was prepared by:

Darrell L. West
144 Second Avenue, North
The Pilcher Building, Suite 300
Nashville, Tennessee 37201

EXHIBIT A

1. All easements, notes, and other matters shown on the Plat of Dunlap & Kyle's Resubdivision of the Nashville Housing Authority Subdivision, of record as Instrument No. 200110310118522, Register's Office for Davidson County, Tennessee.

2. All matters shown on Plat recorded at Book 421, page 130, and Book 314, pages 540-541, Register's Office for Davidson County, Tennessee.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument of record in Book 4260, page 284, Register's Office for Davidson County, Tennessee.

4. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7754, page 327, Register's Office for Davidson County, Tennessee.