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Davidson County DEEDWARR
Recvd: 12/05/01 11:18 2pgs
Fees:13.00 Taxes:340.40
20011205-0133774

This instrument prepared by
and after recording return to:

Linda S. Harris & Associates
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

Send Tax Bills to New Owner at:

Thomas C. Gibson
1003 Hogans Branch Road
Hendersonville, Tn 37075

Map & Parcel

92-11-178

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SPECIAL WARRANTY DEED

State of Tennessee
County of Shelby

That First Tennessee Bank National Association as Agent under Agency Agreement dated July 1, 1973 with full right to convey (herein after called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by Thomas C Gibson, Trustee (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson** County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 7 in the J B Haynie's New Shop Plan as of record in Book 149, Page 143, Register's Office for said County.

Said Lot No 7 fronts 49 feet and 11 inches on the south side of Charlotte Pike, or Cedar Street Extended, and runs back between parallel lines 150 feet to an alley.

INCLUDED BUT EXPRESSLY EXCLUDED is the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee in Book 4515, page 529, said Register's Office.

Being the same property conveyed to First National Bank of Memphis, Tennessee, Trustee by deed from AETNA Realty Company, Inc. of record in Book 4062, page 626, Register's Office for Davidson County, Tennessee. First National Bank of Memphis, Tennessee also holds title by virtue of an Agency Agreement dated July 1, 1973 between First National Bank of Memphis, Tennessee and Birdie Pear, Phyllis Pear Reichman, Elaine Pear Rothberg, Charles S. Pear (Individually and as custodian for David Marc Pear), Steven J Pear, Sydney Joan Reichman, Julie Reichman, Richard M. Reichman, John Marshall Rothberg, James A. Rothberg, Richard Rothberg and the Estate of Moe Pear.

The said First National Bank of Memphis, Tennessee is now known as First Tennessee Bank National Association.

This conveyance is subject to any and all existing easements of Record.
Property Address: 2219 Charlotte Ave. Nashville, Tn
TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns

covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

* SEE ALSO QUIT CLAIM DEED FILED FOR RECORD AS INSTRUMENT NO. 20011205-0133773.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the 4th day of December, 2001.

First Tennessee Bank National Association, Agent

By _____, V.P.

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public of said County and State, Allen G. Paine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that HE is the Vice President of FIRST TENNESSEE BANK, the maker, and is authorized by maker to executed this document on its behalf.

WITNESS my hand and official seal, at Office, this 4th day of December, **2001.**

Nancy C. Achelpohl
Notary Public

NANCY C. ACHELPOHL NOTARY PUBLIC AT LARGE MY COMM. EXP. 6-13-04 SHELBY CO. TN

My Commission Expires: 6-13-04

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $92,000.00

Sworn to and subscribed before me this 4th day of December, 2001.

Charles A. Sullivant Jr.
Notary Public

Mary Ann Paine
Affiant

My Commission Expires: 10/15/03

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires