This Instrument Was Prepared By:
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Davidson County DEEDWARR
Recvd: 01/07/02 12:49 5pgs
Fees:28.00 Taxes:3330.00
20020107-0002155

Address New Owner And Send Tax Bills To:

705 Realty Properties
c/o Youree Financial
P. O. Box 1247
Brentwood, TN 37024

Map and Parcel Number(s):

93-14-471
93-14-594

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **424 REALTY PARTNERS,** a Tennessee general partnership (hereinafter referred to as the "Grantor" or "it"), has bargained and sold, and by these presents does transfer and convey unto **705 REALTY PARTNERS,** a Tennessee general partnership (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in the Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

Exhibit B

Exceptions

1. Title to any portion of the property that is within the bounds of any streets or highways.

2. All matters shown on the Plan of Barrow Grove Addition to South Nashville, of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee.

3. Easements for utilities serving the subject property.

The Grantor covenants that it is lawfully seized and possessed of the Property; that it has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 4th day of January, 2002.

424 REALTY PARTNERS,
A Tennessee general partnership

By: _____
Charles Youree, Jr., Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of January, 2002.

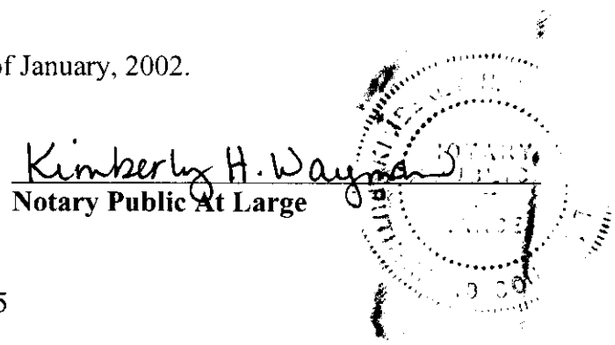
_____
Notary Public At Large

My Commission Expires: February 20, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Youree, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the managing general partner of 424 Realty Partners, and that he as such managing general partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the general partnership, as managing general partner.

WITNESS my hand and seal, this 4th day of January, 2002.



Kimberly H. Wayman
Notary Public At Large

My Commission Expires: February 20, 2005

Exhibit A

Legal Description

Being the northerly part of Lot No. 74 and all of Lots Nos. 75, 76 and 77 on the Plan of Barrow Grove Addition to South Nashville, as of record in Book "S" Page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Elm Street and 5th Avenue South, formerly Summer Street; thence with the easterly margin of 5th Avenue South, southwardly 250 feet, more or less, to the northwest corner of the property conveyed to George G. Corbitt by deed from Bessie Beaver of record in Book 454, Page 654, said Register's Office; thence with said Corbitt's northerly line eastwardly 106 feet more or less to his northeast corner, continuing in the same direction 70 feet more or less, in all 176 feet more or less, to the westerly margin of an alley; thence with said alley northwardly 250 feet, more or less to the southerly margin of Elm Street; thence with the same westwardly 176 feet, more or less to the beginning.

Excluded however from the foregoing description is the following:

> A certain tract or parcel of land in Davidson County, Tennessee, and being Lot No. 74 on the Plan of Barrow Grove Subdivision, of record in Book S, Page 279, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Howard Youree to James B. Evans by quitclaim deed, of record in Book 2603, Page 253, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 424 Realty Partners, by quitclaim deed from Charles Youree, Jr., and Linda Youree Hudson, recorded as Instrument No. 20020107-0002154 Register's Office for Davidson County, Tennessee. 20020107-0002154

This is improved property known as 424 Lafayette Street, Nashville, Tennessee 37203.