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Davidson County DEEDWARR
Recvd: 03/18/02 16:02 3pgs
Fees:18.00 Taxes:3052.50
20020318-0033678

FROM: Second Harvest Food Bank of Middle Tennessee, Inc.

TO: John L. Combs and wife, InaRae P. Combs

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
John L. and InaRae P. Combs 541 HEARTHSTONE CIRCLE BRENTWOOD TN 37027	Same	Map 92-7 Parcels 337, 338 and 339

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

John L Combs
Affiant

Subscribed and sworn to before me, this the 18th day of March, 2002.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/26/03

My Commission Expires JULY 26, 2003

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Second Harvest Food Bank of Middle Tennessee, Inc., a Tennessee corporation, formerly Second Harvest Food Bank of Nashville, Inc., hereinafter called "GRANTOR", have bargained and sold, and by these presents does transfer and convey unto John L. Combs and wife, InaRae P. Combs, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Jo Johnston Avenue and Twentieth Avenue North and along the northerly margin of Warner Street extending northerly to CSX Transportation Railroad and being more particularly described according to a survey made by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, Tennessee RLS No. 1401, dated January 31, 2002, as follows:

Beginning at an iron pin at the intersection of the north margin of Jo Johnston Avenue and the west margin of Twentieth Avenue North;

Thence, with the north margin of Jo Johnston Avenue, S 58° 15' 00" W, 210.00 feet to an iron pin;

Thence, leaving Jo Johnston Avenue, N 30° 10' 03" W, 181.07 feet to an iron pin in the southerly margin of Alley No. 621 closed by Metro Ordinance No. 99-1824;

Thence, with the terminus of said Alley, N 27° 09' 37" W, 20.06 feet to the north margin of said Alley;

Thence, with the east line of Southern Business Insurance Group, Inc., of record in Book 8408, page 722, said Register's Office, N 31° 43' 08" W, 209.37 feet to an iron pin in the southerly margin of CSX Transportation Railroad;

Thence, with said Railroad N 47° 45' 38" E, 210.85 feet;

Thence, N 57° 49' 14" E, 39.03 feet to the northwest corner of Lot No. 1 of Johnny Reb Corporation of record in Book 7900, page 298, said Register's Office;

Thence, with said Lot No. 1 and margin of Railroad, N 51° 22' 00" E, 298.65 feet;

Thence, N 50° 43' 00" E, 2.58 feet;

Thence, leaving said Railroad with the common line of Lots 1 and 2 of Johnny Reb Corporation, S 26° 10' 02" E, 173.14 feet;

Thence, S 26° 59' 51" E, 99.05 feet to the north margin of Warner Street;

Thence, with said margin, S 58° 29' 00" W, 247.33 feet;

Thence, with a curve concave to the north having a central angle of 90° 39' 48", a radius of 30.00 feet and a chord of N 76° 11' 00" W, 42.67 feet for an arc length of 47.47 feet to the easterly margin of Twentieth Avenue North;

Thence, with the terminus of Twentieth Avenue North S 59° 09' 00" W, 39.02 feet to the westerly margin of Twentieth Avenue North;

Thence, with said west margin, S 30° 51' 00" E, 55.24 feet to the centerline of abandoned Alley No. 621;

Thence, with said margin, S 31° 45' 00" E, 191.00 feet to the Point of Beginning.

Containing 168,687 square feet or 3.87 acres, more or less.

Being the same property conveyed to Second Harvest Food Bank of Nashville, Inc. by deeds of record in Book 8406, page 509, Book 10730, page 403, and Book 11029, page 568, said Register's Office. By Articles of Amendment to the Charter of record in the Office of the Tennessee Secretary of State, Second Harvest Food Bank of Nashville, Inc. changed its name to Second Harvest Food Bank of Middle Tennessee, Inc.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2002 Metropolitan Government taxes.

2. All matters shown on the plan of record in Book 7900, page 298, said Register's Office.

3. Party wall agreement of record in Book 8406, page 513, said Register's Office.

4. Storm sanitary sewer easement of record in Book 1755, page 8, said Register's Office.

5. Easements retained in Metro Ordinance Nos. 55-24 and 99-1824.

6. Boundary line agreement of record in Book 2442, page 394, said Register's Office.

This is improved property located at 608 and 615 20th Avenue North and 2012 Jo Johnston Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 18th day of March, 2002.

SECOND HARVEST FOOD BANK OF MIDDLE TENNESSEE, INC., a Tennessee corporation

BY: _____
Jaynee K. Day, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jaynee K. Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be President of Second Harvest Food Bank of Middle Tennessee, Inc., the within named bargainor, a Tennessee corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of March, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 7/26/03

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

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