27A
1 of 1

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

Map: 105-10

Parcel: 42

Address of New Owner:

Ivan Adler
2204 Elliott Avenue
Nashville, Tn 37204

Davidson County DEEDWARR
Recvd: 03/28/02 08:21 3pgs
Fees:18.00 Taxes:1050.80

20020328-0037894

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SPECIAL WARRANTY DEED

That **Scene Three, Inc., by Marc W. Ball and Kitty S. Moon representing the remaining stock of the sole shareholder, Scene Three Holding Company, Inc.** (herein 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 **Ivan Adler and wife, Gena Adler**, (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"):

See Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property which bears the address of 1813 8th Avenue, South, Nashville, Tennessee 37204

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.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the **26th** day of **March**, **2002.**

Marc W. Ball, Remaining Shareholder

Kitty S. Moon, Remaining Shareholder

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Marc W. Ball and Kitty S. Moon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that **they** are **the remaining shareholders** of **Scene Three Holding Company, Inc., being the sole shareholder of Scene Three, Inc.**, the maker, and are authorized by maker to executed this document on its behalf.

WITNESS my hand and official seal, at Office, this **26th** day of **March**, **2002.**

Notary Public

My Commission Expires: 9-20-2005

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $284,000.00. , Affiant

Sworn to and subscribed before me this **26th** day of **March**, **2002.**

Notary Public

My Commission Expires: 9-20-2005

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Waverly Land Company's Property called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, described as follows;

Beginning on the westerly margin of 8th Avenue South, as widened at a point 325 feet south of the southerly margin of Argyle Avenue, said point being the southeast corner of the property conveyed to Bass Wiles and wife, by deed from Martin Goddard Diamond and wife, as of record in Book 1238, page 230, said Register's Office; thence with the westerly margin of said Avenue, southwardly 75 feet to the northeast corner of the property conveyed to Carrie Lee Carver by deed of record in in Book 587, page 18, said Register's Office; thence with said Carver's northerly line, westwardly 180 feet more or less to the easterly margin of an alley; thence with said alley, northwardly 75 feet to the southwest corner of said Wiles property, thence with the southerly line of same, eastwardly, 171.03 feet, more or less, to the beginning.

Being the same property conveyed to Scene Three, Inc. by Quitclaim Deed from Marc W. Ball and Kitty S. Moon, of record in Book 11614, page 92, Register's Office for Davidson County, Tennessee.

The said Scene Three, Inc. having been administratively dissolved on March 15, 2002, assets of the corporation now vest in the sole remaining shareholder, Scence Three Holding Company, Inc., which is also inactive, and therefore vests in the remaining shareholders of Scene Three Holding Company, Inc, being Marc W. Ball and Kitty S. Moon.

Included in the above described property but excluded from this conveyance is that portion conveyed to Metropolitan Housing and Development Agency by Deed of record in Book 5140, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and subsequent years, and to any and all restrictions and easements as may be of record.