**This Instrument Was Prepared By:**
**Baker, Campbell & Parsons**
**Attorneys At Law**
**303 Church Street, Suite 300**
**Nashville, Tennessee 37201-1786**

Davidson County DEEDWARR
Recvd: 04/11/02 14:45 7pgs
Fees:38.00 Taxes:1387.50
20020411-0045176

**Address New Owner And Send Tax Bills To:**

Thomas S. Scott, et al.
705 4th Avenue South
Nashville, TN 37203

**Map and Parcel Number(s):**

93-14-468

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## 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 **THOMAS S. SCOTT** and wife, **SANDRA K. SCOTT** (hereinafter collectively 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.

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 11th day of April, 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 $375,000.00.

_____
**Affiant**

Subscribed and sworn to before me, this the 11th day of April, 2002.

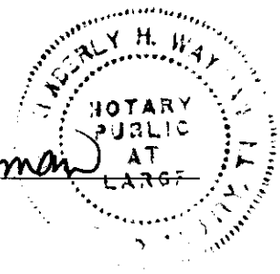
_____
**Notary Public At Large**

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 11th day of April, 2002.




Kimberly H. Wayman
**Notary Public At Large**

My Commission Expires: February 20, 2005

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## Exhibit A

## Property Description

### Tract 1

Being a part of Lot No. 43 on the plan of Barrow Grove, as of record in Book "S", Pages 279, 319, 612 and 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 30 feet south of the southeast corner of the property conveyed to Hooper Jones by deed from Leon Gilbert, of record in Book 1085, Page 633, Register's Office for Davidson County, Tennessee; thence westwardly 165 feet, more or less, to an alley; thence southwardly 30 feet; thence eastwardly 165 feet, more or less, to the westerly margin of 4th Avenue South; thence with the westerly margin of same, northwardly 30 feet to the point of beginning.

Being the same property conveyed to 424 Realty Partners by deed from Charles Youree, Jr., and Linda Youree Hudson, of record as Instrument No. 20020107-0002154, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Howard Youree by deed from W.W. Jones and wife, Thelma R. Jones, of record in Book 1580, Page 443, Register's Office for Davidson County, Tennessee, Howard Youree having died and devised the property to Arree Finley Youree by will of record in Will Book 111, Page 290, Davidson County Probate Clerk's Office, and Arree Finley Youree having died and devised the property to Charles Youree, Jr., and Linda Youree Hudson by will of record in Will Book 165, Page 639, Davidson County Probate Clerk's Office.

### Tract 2

Being the southerly 24 feet of Lot No. 42 and the northerly 6 feet of Lot No. 43 in Barrow's Grove Plan of Lots, as of record in Book "S", Pages 279, 319, 612 and 697, Register's Office for Davidson County, Tennessee. Said southerly part of Lot No. 42 and northerly part of Lot No. 43 together front 30 feet on the westerly side of Fourth Avenue, South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley.

Being part of the same property conveyed to 424 Realty Partners by deed from Charles Youree, Jr., and Linda Youree Hudson, of record as Instrument No. 20020411-0045177 Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Howard Youree by deed from Thomas Wilson Vineyard, of record in Book 1553, Page 527, Register's Office for Davidson County, Tennessee, Howard Youree having died and devised the property to Arree Finley

Youree by will of record in Will Book 111, Page 290, Davidson County Probate Clerk's Office, and Arree Finley Youree having died and devised the property to Charles Youree, Jr., and Linda Youree Hudson by will of record in Will Book 165, Page 639, Davidson County Probate Clerk's Office.

**Tract 3**

Being a lot in the Barrow Grove Addition to South Nashville, and described as follows: Beginning in the westerly margin of 4th Avenue South, formerly Cherry Street, at a point 31 feet southwardly from Elm Street, and running southwardly with 4th Avenue South 40 feet more or less to Petit's Northeast corner; thence at right angles to said street westwardly 165 feet to an alley; thence northwardly with the eastern margin of said alley 40 feet more or less to Whorley's southwest corner; thence eastwardly with Whorley's south boundary line 165 feet to the beginning.

Being part of the same property conveyed to 424 Realty Partners by deed from Charles Youree, Jr., and Linda Youree Hudson, of record as Instrument No. 20020411-0045174 Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Howard Youree by deed from Thomas Wilson Vineyard, of record in Book 1553, Page 527, Register's Office for Davidson County, Tennessee, Howard Youree having died and devised the property to Arree Finley Youree by will of record in Will Book 111, Page 290, Davidson County Probate Clerk's Office, and Arree Finley Youree having died and devised the property to Charles Youree, Jr., and Linda Youree Hudson by will of record in Will Book 165, Page 639, Davidson County Probate Clerk's Office.

**Tract 4**

Being a part of Lots Nos. 41 and 42 on the Map of Barrow Grove, of record in Book "S", Pages 279, 319, 612, and 697, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of 4th Avenue South, 70 feet more of less south of the southerly margin of Elm Street, being the southeast corner of the property conveyed to O.F. Kelting by deed from Minnie S. Platz et al., of record in Book 1283, Page 272, Register's Office for Davidson County, Tennessee; thence along Kelting's south line westwardly 165 feet to the easterly margin of an alley; thence with margin of the same southerly 42 feet to the northwest corner of the property conveyed to Thomas Wilson Vineyard by deed of record in Book 1315, Page 112, Register's Office for Davidson County, Tennessee; thence along Vineyard's north line easterly 165 feet to the west margin of 4th Avenue South; thence with the margin of the same northerly 42 feet to the point of beginning.

Being part of the same property conveyed to 424 Realty Partners by deed from Charles Youree, Jr., and Linda Youree Hudson, of record as Instrument No. 20020411-0045174, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Howard Youree by deed from John B. Cobb, Clerk, and I.C. Finley, of record in Book 1756, Page 162, Register's Office for Davidson County, Tennessee, Howard Youree having died and devised the property to Arree Finley Youree by will of record in Will Book 111, Page 290, Davidson County Probate Clerk's Office, and Arree Finley Youree having died and devised the property to Charles Youree, Jr., and Linda Youree Hudson by will of record in Will Book 165, Page 639, Davidson County Probate Clerk's Office.

Tracts 1, 2, 3 and 4 are improved property known as 705 4th Avenue South, Nashville, Tennessee 37203.

**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.

4. Memorandum of Lease, recorded as Instrument No. 20020107-0002156, Register's Office for Davidson County, Tennessee, as amended by a First Amendment to Memorandum of Lease, recorded as Instrument No. 20020411-0045175, Register's Office for Davidson County, Tennessee.