Davidson County DEEDWARR
Recvd: 11/12/02 16:26 3pgs
Fees:18.00 Taxes:2127.50

20021112-0140285

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

**SPECIAL WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Robert Frank McAlpine and Hal G. Cato, as joint tenants with right of survivorship 601 Bowling Avenue Nashville, TN 37215 | Same | Map 117-1, Parcel 4 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, JULIA LIPSCOMB JARMAN and husband, FRANKLIN M. JARMAN ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto ROBERT FRANK McALPINE and HAL G. CATO, as joint tenants with right of survivorship ("Grantees"), certain real property in Davidson County, Tennessee, described as follows:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 4 on the Plan of Section Two, Jarman Property, as shown on Plat recorded at Instrument No. 20021112-0139889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of subject property.

Being a portion of the property conveyed to Julia Lipscomb Jarman, by Deed of record in Book 7486, page 660, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Julia Lipscomb Jarman and husband, Franklin M. Jarman, by Quitclaim Deed recorded at Instrument No. 20020611-0071222, Register's Office for Davidson County, Tennessee.

The source of this description is the plat.

This is improved property known as 601 Bowling Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTORS covenant and bind themselves, their heirs 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 Grantors (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12th day of November, 2002.

JULIA LIPSCOMB JARMAN

FRANKLIN M. JARMAN

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, Candace H Holleran, a Notary Public, JULIA LIPSCOMB JARMAN and FRANKLIN M. JARMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 2002.

Candace H Holleran
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11 29 05

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value (whichever is greater) for this transfer is $575,000.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2002.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 30, 2006

## EXHIBIT A

1. 2003 Taxes, a lien, not yet due and payable.

2. All easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

3. All matters shown on Plat of record at Instrument No. 20021112-0139889, Register's Office for Davidson County, Tennessee.