19523

Box 36

Davidson County DEEDWARR
Recvd: 06/16/03 15:57 4pgs
Fees:23.00 Taxes:703.00
20030616-0082748

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)
David L. Jones P. O. Box 8265 Lexington, KY 40533	Same	Tax Parcel 104-10/233

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, BELLSOUTH TELECOMMUNICATIONS, INC., a Georgia corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DAVID L. JONES, an unmarried man ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 6 as shown on the plan of Westmoreland Place of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee lying on the southerly margin of Blair Boulevard and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Blair Boulevard at the northwest corner of herein described tract, said pin being 90.01 feet along said margin from the northeast corner of Lot No. 2, as shown on the Plat of the resubdivision Lot 1, Westmoreland Place of record in Plat Book 6250, page 860, Register's Office for Davidson County, Tennessee belonging to South Central Bell Telephone Company of record in deed Book 4250, page 51, Register's Office for Davidson County, Tennessee;

Thence, with the southerly margin of Blair Boulevard and a curve concave to the south having a central angle of 09°44'17" a radius of 529.53 feet and a chord of N 82°22'56" E, 89.89 feet for an arc length of 90.00 feet to an iron pin set;

Thence, leaving said margin, with the westerly line of Robin E. Andrews of record in deed Book 9928, page 452, Register's Office for Davidson County, Tennessee, S 05°07'18" E, 214.00 Feet to an iron pin set in the northerly margin or alley no. 807;

Thence, with said margin S 82°10'31" W 60.00 feet to an iron pin.

Thence, leaving said alley with the east line of Terri Caste Summers of Record in Deed Book 10941, Page 313, Register's Office for Davidson County, Tennessee, N 13°06'29" W, 215.00 feet to the point of beginning;

Containing 16,146 square feet or 0.37 acres, more or less.

BEING THE SAME property conveyed to BellSouth Telecommunications, Inc. by deed of record in Instrument No. 20011031-0118697, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 2817 Blair Boulevard, Nashville, Tennessee, 37212.

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

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his 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 on Exhibit A), but not further or otherwise. SAID PROPERTY IS CONVEYED IN ITS "AS-IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE. NO PERSONAL PROPERTY IS BEING CONVEYED WITH THIS TRANSFER.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13th day of June, 2003.

BELLSOUTH TELECOMMUNICATIONS, INC.,
a Georgia corporation

By: _____
Marty Dickens
Its: State President - Tennessee

BST FORM APPROVED GEN. ATTY.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Deborah S. Thurman, a Notary Public, MARTY DICKENS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the State President-Tennessee of BELLSOUTH TELECOMMUNICATIONS, INC., a Georgia corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 13th day of June, 2003.

_____
Notary Public

My Commission Expires: November 27, 2004

DEBORAH S. THURMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 2004

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2003.

Notary Public

My Commission Expires: November 27, 2004

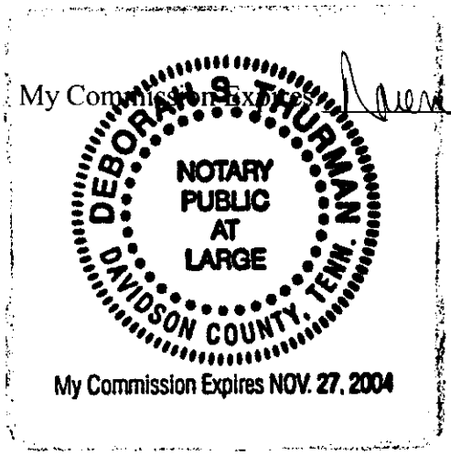


EXHIBIT A

1. 2003 Taxes, a lien, which is not yet due and payable. (Tax Parcel #104-10/233)

2. All matters of public record as shown by the title insurance policy dated October 31, 2001 and issued by Lawyers Title Insurance Corporation.

3. Easements and rights-of-way shown on the Survey prepared by Barge, Waggoner, Sumner & Cannon, dated September 25, 2001.

4. All easements and rights-of-way, which as of the date hereof may be observed by the inspection of the property.

5. All zoning and building restrictions and other laws, ordinances and regulations of governmental bodies having jurisdiction over the Property.