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Davidson County DEEDWARR
Recvd: 09/24/03 16:06 3pgs
Fees:18.00 Taxes:1110.00

20030924-0141857

FROM: Lewis Building Corporation

TO: J. William Blevins

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
J. William Blevins P. O. Box 150056 Nashville, Tennessee 37215	(same)	Map 106-6 Parcels 16 & 17

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 $300,000.00.

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2003.

Jeanette L. Ramer
Notary Public

My Comm. Expires: 7/2-1/07

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lewis Building Corporation, an Illinois corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto J. William Blevins, hereinafter called "GRANTEE", his 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 lying in the Fifteenth Councilmanic District of Davidson County, Nashville, Tennessee. Said parcel being Tracts IV and V, owned by Lewis Building Corporation, of record in Book 9606, page 310, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., J. Alan Cummings, RLS No. 2351, dated August 12, 2003, as follows:

Beginning at an existing iron pin 461.43 feet North of the Northerly margin of Murfreesboro Pike, near the Easterly line of the Lane Motor

Museum property, of record by Instrument Number 20021003120960, and near the Southwest corner of the Betty Lou Cole property, of record by Instrument Number 20020522062634, Register's Office of Davidson County, Tennessee;

Thence, along or near said Cole property, South 65° 15' 02" East, a distance of 285.83 feet to a set iron pin in the Westerly margin of Arlington Avenue;

Thence, along said margin, South 24° 45' 15" West, a distance of 236.14 feet to a set iron pin, near the Northeast corner of the Richard G. Decker property, of record by Instrument Number 200305280072110, Register's Office of Davidson County, Tennessee;

Thence, along or near the Northerly line of said Decker, North 70° 07' 37" West, a distance of 226.00 feet to an existing iron pin near the Northwest corner of said Decker;

Thence, along or near the Westerly line of said Decker, South 20° 09' 51" West, a distance of 200.00 feet to a set iron pin on the Northerly margin of Murfreesboro Pike;

Thence, along said margin, North 70° 19' 27" West, a distance of 76.00 feet to a set iron pin near the Southeast corner of said Lane Motor Museum;

Thence, leaving said margin, along or near the Easterly line of said Lane Motor Museum, North 24° 38' 08" East, a distance of 461.43 feet to the Point of Beginning and containing 84,550 square feet or 1.95 acres, more or less.

Being part of the property conveyed to Lewis Building Corporation, an Illinois corporation, by deed from American Bread Company, a Tennessee corporation, of record in Book 9606, page 310, said Register's Office.

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

1. 2003 Metropolitan Government Taxes, which have been prorated.

2. Non-exclusive ingress and egress easement set forth in the deed of record as Instrument No. 200210030120960, said Register's Office.

This is property known as 305 Arlington Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant 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 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 19th day of September, 2003.

LEWIS BUILDING CORPORATION, an Illinois corporation

BY: _____
Rodger L. Lesh, Vice President

STATE OF INDIANA)
COUNTY OF WARRICK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rodger L. Lesh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Lewis Building Corporation, the within named bargainor, an Illinois corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Warrick Co., Indiana, this the 19TH day of September, 2003.

Christine J. Franz
NOTARY PUBLIC

My Commission Expires: 6-21-08

NOTARY PUBLIC INDIANA

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