THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 Nashville, Tennessee 37238 (615) 244-4994 Davidson County DEEDWARR Recvd: 04/19/04 11:55 3pgs Fees:18.00 Taxes:512.82 20040419-0043933	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $138,600.00. **AFFIANT** Subscribed and sworn to before me, this 8th day of April, 2004. Notary Public My Commission Expires: WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 27, 2007

Address new owner as follows: B.W. Leasing, LLC 659 Thompson Lane Nashville, TN 37203	Send Tax Bills to: Same as New Owner	Map-Parcel Number 119-9-303

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 consideration, the receipt of which is hereby acknowledged, **AMSOUTH BANK,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **B. W. LEASING, LLC, a Alabama limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in the Sixth (6th) Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated December 15, 1970, as follows:

Beginning at a concrete monument in the southerly margin of Whitsett Lane, said monument being located South 83 deg. 15 min. East 158.25 feet from a concrete monument which is the most easterly radius turnout monument at the intersection of Whitsett Lane and Bubis Street, and said beginning point is further described as the northeast corner of property conveyed to Hugh F. Smith, III, by deed from Henry Horrell and wife, of record in Book 4406, page 195, Register's Office for said County; thence with said margin of Whitsett Lane, South 83 deg. 15 min. East, 139.28 feet to an iron pin; thence South 6 deg. 18 min. West 240.14 feet to a concrete monument; thence North 83 deg. 15 min. West 160 feet to a concrete monument, said point being the southwesterly corner of property conveyed to National Bronze Service Property, Inc., by deed of record in Book 3029, page 329, Register's Office for said County; thence with the easterly boundary of the said National Bronze Service Property, Inc., North 6 deg. 45 min. East 100 feet to a concrete monument in the southerly line of the property conveyed to Hugh F. Smith, III, previously mentioned; thence with said Hugh F. Smith's southerly line South 83 deg. 15 min. East 20 feet to a concrete monument; thence with the easterly boundary of the said Hugh F. Smith's property, North 6 deg. 18 min. East 140 feet to the point of beginning, containing 0.814 acre, more or less.

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Being the same property conveyed to AmSouth Bank by quitclaim deed from First National Bank of Pulaski, Tennessee, of record as Instrument No. 20030805-0110612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2004 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 323, page 535; Book 4383, page 928 and Book 4384, page 724, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage and incidental purposes, a set forth in the instrument recorded at Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement for water main and incidental purposes as set forth in instrument recorded in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Whitsett Road and out-slope and incidental pruposes, as set forth in instrument of record in Book 2276, page 360, Register's Office for Davidson County, Tennessee.

6. Easements for right-of-way as set forth in instruments of record in Book 2241, pages 143 and 146, Register's Office for Davidson County, Tennessee.

7. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

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, its successors and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 8th day of April, 2004.

AMSOUTH BANK

By: _____
McCoy C. Zachry, Vice President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MCCOY C. ZACHRY**, 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 Vice President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of April, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

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