THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $107,000.00. Subscribed and sworn to before me, this 1st day of November, 2004. Notary Public My Commission Expires: My Commission Expires MAY 30, 2007

Address New Owner As Follows: Kenneth Wayne Weiss 824 Main Street Nashville, TN 37206	Send Tax Bills To: Same as New Owner	Map-Parcel Number: 82-12-327

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORIA WEISS TURNER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KENNETH WAYNE WEISS**, hereinafter called the Grantee, his heirs and assigns, her one half (1/2) undivided interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Barrow's Addition to Edgefield now East Nashville, as of record in Book 1, page 13, of the Chancery Court of Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly side of Main Street, formerly Gallatin Pike and runs back between parallel lines 170 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being part of Lot No. 6, on Barrow's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 1, page 13, of the Chancery court of Nashville.

Said part of said Lot No. 6 fronts 50 feet on the south side of Main Street and runs back between parallel lines 124 feet to a dead line, being bounded on the north by Main Street and on the east by Ninth Avenue.

Davidson County DEEDWARR
Recvd: 11/02/04 14:20 3pgs
Fees:18.00 Taxes:395.90
20041102-0131830

Tract III:
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Barrow's Addition to Edgefield, as of record in Plan Book 1, page 13, Chancery Court.

Said Lot No. 8 fronts 50 feet on the south side of Main Street and runs back between parallel lines, 170 feet to an alley in the rear.

Tract IV:
Land in Davidson County, Tennessee, being the south 45 feet of Lot No. 6 on the Map of Barrow's Addition to Edgefield, now East Nashville, as of record in Book 1, page 13, Chancery Court at Nashville.

Said part of said Lot fronts 45 feet on the westerly side of Ninth Street and runs back between parallel lines, along the north margin of the first alley south of Main Street, 50 feet to a dead line.

Being the same property conveyed to Lucille D. Weiss by deed from Gloria Weiss Wantland, Kenneth Weiss and Nick Weiss, of record in Book 4053, page 296, Register's Office for Davidson County, Tennessee; the said Lucille D. Weiss having since died and her Will of record as Image No. 3647/672421, Probate Court Clerk's Office for Davidson County, Tennessee, having devised the subject property to Kenneth Wayne Weiss and Gloria Weiss Turner, each as to an undivided one-half interest.

This is not the principal place of residence of the Grantor named herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet delinquent, which have been 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. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

3. Easement reserved in the deed of record 903, page 320, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in the East Bank Redevelopment Plan of record in Book 10169, page 1 and Book 11625, page 241, Register's Office for Davidson County, Tennessee, as well as amendments thereto, pursuant to Ordinance No. 099-1647, enacted June 1, 1999.

5. Memorandum of Lease of record as Instrument No. 20010308-0022033, Register's Office for Davidson County, Tennessee.

This is improved property known as 824 Main Street, Nashville, TN 37206.

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 I further covenant and bind myself, my heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of October, 2004.

Gloria Weiss Turner

Gloria Weiss Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLORIA WEISS TURNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 2004.

Notary Public

My Commission Expires: _____