40-A

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, Tennessee 37027
615/377-9370

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/05 15:04 4 pg:
Fees:23.00 Taxes:96.20
20051130-0144101

From: MIKE DOBBS

To: LARRY ROBERT WHITE

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
Larry Robert White 4012 Nevada Avenue Nashville, TN 37209	Same	091.16.0333.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Twenty Six Thousand Dollars and 00/100 Dollars ($26,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of November, 2005.

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires:
7.19.08

WHEREAS, Grantor acquired title by Davidson County Chancery Court Final Decree Confirming Sale recorded as Instrument Number 20021122-0145435 RODC; and

WHEREAS, Grantor obtained an Order Quieting Title from the Davidson County Chancery Court recorded as Instrument Number 20041001-0118225 RODC;.

NOW THEREFORE, in consideration of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, **MIKE DOBBS**, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said **LARRY ROBERT WHITE,** a single person, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit A incorporated herein

Being all the same property conveyed to Mike Dobbs by Chancery Court Final Decree Confirming Sale, recorded as Instrument Number 20021122-0145435 RODC, and Chancery Court Order Quieting Title, recorded as Instrument Number 20041001-0118225 RODC.

This is improved property, known as 4012 Nevada Avenue, Nashville, Tennessee, 37209.

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 in fee simple. And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. And Grantor does further covenant and bind himself to warrant and forever defend the title to the said land to the said Grantee against the claims of those persons claiming by, through, or under the Grantor.

Grantee assumes the responsibility for payment of real property taxes on the subject property for the current year and future years.

This conveyance is subject to all restrictions and easements of record and a temporary construction easement Number I-130 to the Metropolitan government of Nashville.

WITNESS my hand this 29th day of November, 2005.

MIKE DOBBS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **MIKE DOBBS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of November, 2005.

G. PHILIP ANDERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires:
7.19.08

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 34 and the westerly 10 front feet and 17.6 rear feet of Lot No. 33 on the Plan of P. S. Stump Property of record in Plan Book 2, page 74, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Nevada Avenue at the southwest corner of the property conveyed to Earl J. Harrison et al by deed from Leslie Herbert Sullivan and wife, of record in Book 1308, page 255, said Register's Office; thence with the northerly margin of said Avenue, westwardly 50 feet to the easterly margin of the right-of-way of the Nashville, Chattanooga and St. Louis Railway; thence with said right-of-way, northwardly 150.1 feet to the southerly margin of an alley; thence with said alley, eastwardly 50 feet to the northwest corner of said Harrison property; thence with the westerly line of same, southwardly 150.1 feet, more or less, to the beginning.

Being the same property conveyed to Mike Dobbs by Chancery Court Final Decree Confirming Sale of record in Instrument No. 20021122-0145435, and Chancery Court Order Quieting Title of record in Instrument No. 20041001-0118225, Register's Office for Davidson County, Tennessee.