06-03-022-J

FILE IN BOX #19B

MAP 53-12
PARCELS 187.00, 146.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 750,000.00 .

Affiant

Subscribed and sworn to before me this the 19th day of April, 2006.

My Commission Expires: 3/31/07

Notary Public

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 301, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	END TAX BILLS TO:
J. GREGORY HALE	"NEW OWNER"
(Name)	(Name)
275 LakeValley Road	
(Street Address)	(Street
Hendersonvill,TN 37075	
(City) (State) (Zip Code)	(City) (S

Davidson County DEEDWARR
Recvd: 04/25/06 10:38 2 pgs
Fees:13.00 Taxes:2775.00
20060425-0047026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **WAYNE STEVENS, TRUSTEE OF THE 209-210, 32ND ST. TRUST (D/B/A LAKEWOOD APARTMENTS)**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **J. GREGORY HALE**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 1 of Section II, on the Map of the Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of 32nd Street at the northwesterly corner of the property conveyed to Ogle Jones, by Deed from J.C. Clay and wife, as of record in Book 1031, Page 302, said Register's Office; said point being 130 feet from the intersection of 32nd Street and Pitts Avenue; thence along the margin of the Jones Property in a southeasterly direction 100 feet; thence in a northeasterly direction 30 feet; Thence in a southeasterly direction 79 feet to a point in the line between Lots 1 and 2, said point being 100 feet from the margin of Pitts Avenue; thence along the dividing line of Lots 1 and 2 in a southwesterly direction 319.6 feet to the southeasterly corner of a part of Lot 1 conveyed to Robert C. Nixon, as of record in Book 2546, Page 215; thence with Nixon's line in a northwesterly direction, 179 feet to a point in the southeasterly margin of 32nd Street; thence along the margin of said Street in a northeasterly direction 289.1 feet to the BEGINNING.

TRACT II: Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 of Block 7 of Dabbs and Elliotts Subdivision, as of record in Book 547, Page 97, Register's Office for said County. Said Lots Nos. 11 and 12 front jointly 100 feet on the northerly margin of 32nd Street and run back between parallel lines measuring 144 feet to a dead line in the rear measuring 100 feet.

BEING the same property conveyed to 209-210 32nd ST. TRUST, WAYNE STEVENS, TRUSTEE, by Deed from JACK T. PITT AND WIFE, BETTY C. PITT, of record in Instrument No. 20010605-0058884, and re-recorded to add the Trustee to the Trust of record in Instrument No. 20010724-0078656, Register's Office for Davidson County, 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, and the heirs and/or assigns of said Grantee, forever; and, the Grantors further covenants with the said Grantee that Grantors is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantors does further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the said Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantors.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 19th day of April, 2006.

WAYNE STEVENS, TRUSTEE OF THE 209-210 32ND ST., TRUST (D/B/A LAKEWOOD APTS)

By: _____
Wayne Stevens, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared WAYNE STEVENS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the TRUSTEE of WAYNE STEVENS TRUSTEE, OF THE 209-210 32ND ST., TRUST (D/B/A LAKEWOOD APARTMENTS), the within named bargainor, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as such Officer.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of April, 2006.

My Commission Expires: 3/31/07

_____
Notary Public