This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 06/14/06 14:33 2 pgs
Fees:13.00 Taxes:2312.50
20060614-0071014

SPECIAL WARRANTY DEED

Address of new owner as follows:
Steve C. Holley
7808 Stonehedge Drive 7804 Night Hawk
Chattanooga, Tennessee 37421

Send tax bills to:
(same)

Map-Parcel No.
93-14-414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **James E. Freeman and wife, Nina Margaret Freeman** (herein collectively referred to as the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Steve C. Holley** (herein referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter referred to as the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 318 through 327, as shown on the map entitled Ewing and Wetmore's Addition to South Nashville, of record in Plat Book 14, page(s) 202 and 203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lots adjoin and front together 300 feet on the easterly side of Ewing Avenue and run back between parallel lines 130 feet to an alley in the rear.

Being the same property conveyed to James E. Freeman and Wife, Nina Margaret Freeman, by deed from Freeman-Dixon Family Limited Partnership, a Tennessee Limited Partnership, having James E. Freeman, Sr. and Nina S. Freeman as its General Partners, of record in Book 10359, page 742, dated February 21, 1997, said Register's Office.

This is improved property commonly known as: **618-700 Ewing Avenue, Nashville, Tennessee 37203**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantors as of the 8th day of June, 2006.

GRANTORS:

James E. Freeman

Nina Margaret Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **James E. Freeman and wife, Nina Margaret Freeman**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2006.

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $625,000.00.

Affiant

Sworn to and subscribed before me this
8th day of June, 2006.

Notary Public
My Commission Expires: Nov. 21, 2009

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009