Sherrard

Davidson County DEEDWARR
Recvd: 11/21/06 14:08 4 pgs
Fees:23.00 Taxes:3145.00

20061121-0144662

SPECIAL WARRANTY DEED

TO: Tennessee Disability Coalition

FROM: Roy L. Depue and,
Susan E. Depue

This instrument was prepared by:
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Tennessee Disability Coalition 955 Woodland Street Nashville, TN 37206	Same	Map 82-12, Parcel 357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $850,000.00

Carol Rogers Wortlake executive director
Affiant

Sworn to and subscribed before me, this 21st day of November, 2006.

My Commission Expires: 3-31-07

Jean O'Brien
Notary Public

JEAN O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy L. Depue and Susan E. Depue** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto, **Tennessee Disability Coalition** (hereinafter called the "Buyer") and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 955 Woodland Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 21st day of November, 2006.

SELLER:

Roy L. Depue

Susan E. Depue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roy L. Depue, the within named bargainor, 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 seal, at office in Nashville, Tennessee, this 21st day of November, 2006.

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3-20-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Susan E. Depue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of November, 2006.

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3-20-10

EXHIBIT A

PROPERTY DESCRIPTION

LAND LOCATED IN THE 6TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 14 AND PART OF LOT NO. 15 ON THE PLAN OF MRS. JANE A. M. DAVIS ADDITION TO EDGEFIELD, PLAN BOOK 1, PAGE 41 CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE EAST BY PHILLIPS PRINTING CO., INC., ON THE NORTH BY ALLEY NO. 258, ON THE WEST BY DIABETES CARE CLUB, LLC., ON THE SOUTH BY WOODLAND STREET SAID LAND DESCRIBED ACCORDING TO SURVEY DATED 10-9-06 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN.R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHERLY MARGIN OF WOODLAND STREET AT THE CORNER OF LOT 13 AND LOT 14 SAID ROD BEING THE SOUTHEAST CORNER OF PHILLIPS PRINTING CO., INC., (BOOK 5993, PAGE 491 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE LINE BETWEEN SAID LOTS N 25°02'00" W 169.71 FEET (169.18 ON PREVIOUS DEED) TO AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF ALLEY NO. 258, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY N 64°35'00" E 90.00 FEET TO AN IRON ROD (NEW) THE NORTHWEST CORNER OF DIABETES CARE CLUB, LLC. (INSTRUMENT #20051205-0145968 R.O.D.C., TN.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE WESTERLY LINE OF SAID DIABETES CARE CLUB, LLC, S 25°02'00" E 168.03 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF WOODLAND STREET, THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE NORTHERLY MARGIN OF WOODLAND STREET S 62°23'00" W 30.09 FEET TO A CHISELED "X"

THENCE S 64°05'00" W 59.95 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES MORE OR LESS.

Being the same property conveyed to Roy L. Depue and Susan E. Depue, by Deed of Record in Instrument No. 20050404-0036153, Register's office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2007; a lien not yet due and payable.

2. Removal of overhang encroachment, the building sign encroachment, the step encroachment, and the use of the property for the dumpster and parking as of record in Book 6516, page 411.

3. Restrictions as contained in Book 4580, page 499.