Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Dwight D. Martin 1702 Jefferson Street Nashville, TN 37208	Same	08115059000
This instrument prepared by: Bradley Arant Boult Cummings LLP (WLNIII) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

WHEREAS, William Patton, Jr. ("Debtor"/"Grantor"), is the debtor in a certain case pending pursuant to Chapter 11, United States Code, in the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 09-01226 (the "Case"); and

WHEREAS, certain property previously owned by the Debtor and Dwight D. Martin has passed to and become an asset of Debtor's bankruptcy estate; and

WHEREAS, among the aforesaid assets is the real property located at 1702 Jefferson Street and known as Map/Parcel No. 08115059000, Nashville, Davidson County, Tennessee and more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference, (the "Property");

WHEREAS, by order of the U.S. Bankruptcy Court for the Middle District of Tennessee entered April 29, 2010 (the "Order"), the Court approved the sale of the Property at public auction;

NOW THEREFORE, for and in consideration of the sum of Fifty-Six Thousand and 00/100 Dollars ($56,000.00) cash in hand paid, the receipt of which is hereby acknowledged, the Debtor, hereby sells, transfers, and conveys unto **DWIGHT D. MARTIN** ("Grantee"), his heirs and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate in and to the Property. This conveyance is made pursuant to the Order and 11 U.S.C. § 363 (b) and (f) and pursuant thereto is free and clear of deeds of trust, and any redemptive rights other than encumbrances, easements, restrictions or building lines superior in right to the interest of the Trustee hereunder.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $56,000.00.

Dwight D. Martin
Affiant

Subscribed and sworn to before me this 24th day of June, 2010.

Barbara Kennins
Notary Public
My Commission Expires: 8/23/2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20100039354 DEEDWARRSP
Recvd: 06/28/10 16:06 4 pgs
Fees:23.00 Taxes:207.20
20100628-0050440

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2010 which have been prorated between the parties and assumed by Grantee.

2. All other matters of record in the Register's Office of Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property known as 1702 Jefferson Street, Nashville, Davidson County, Tennessee

[Signatures on following page]

Executed this 24TH day of June, 2010.

William Patton, Jr.

Dwight D. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Wm. L. Norton III the undersigned, a Notary Public in and for said County and State, the within named William Patton, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21ST day of June, 2010.

WILLIAM L. NORTON III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

William L. Norton III
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins the undersigned, a Notary Public in and for said County and State, the within named Dwight D. Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 24TH day of June, 2010.

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Barbara Kimmins
Notary Public
My Commission Expires: 8/23/2011

EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 1 in W. H. McNairy's plan of Lots, as of record in Book 30, page 468, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, March 29, 1934, as follows:

BEGINNING on the northerly margin of Jefferson Street 31 feet westerly from the westerly margin of 17th Avenue North, being Pinkston's southwest corner; thence with the northerly margin of Jefferson Street, westerly 39 feet to Payne's southeast corner; thence with Payne's easterly line, northerly 146 feet, more or less, to the southerly margin of an alley; thence easterly with the southerly margin of said alley, 39 feet to Pinkston's northwest corner; thence southerly, with Pinkston's westerly line 146 feet, more or less, to the beginning.

INCLUDED in the above description, but specifically EXCLUDED therefrom is property conveyed to the State of Tennessee, by deed from James R. Scales and wife, Elizabeth Jones Scales, of record in Book 4135, page 452, Register's Office for said County, described as follows:

BEGINNING at the northeasterly corner of certain tract of land conveyed to James R. Scales and wife, as of record in Book 2018, page 19, Register's Office for Davidson County, Tennessee, said corner also being the northwesterly corner of a certain tract of land conveyed to Noah McKay and wife, of record in Book 669, page 61, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, S 16 degrees 35 minutes 27 second E 64.73 feet to a point; thence S 66 degrees 47 minutes 32 seconds W 39.26 feet to a point on the common line of said Scales tract, and a certain tract of land conveyed to William H. Robin and wife, and Laurence A. Grossman and wife, as of record in Book 3179, page 517, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land, N 16 degrees 35 minutes 27 second W 69.30 feet to a point in the southerly margin of an alley; said point being the common corner of the last two mentioned tracts; thence with the southerly margin of said alley, N 73 degrees 29 minutes 27 seconds E 39 feet to the point of beginning.

Containing 2,614 square feet more or less.

Being the same property conveyed to William Patton, Jr. and Dwight D. Martin by deed of record in Book 7917, page 13, said Register's Office.