This Instrument prepared by:
Berg Law Office, PLLC
311 Townepark Circle
Louisville, Kentucky 40243
(502)245-4122

BILL GARRETT, Davidson County
Trans:T20110077868 DEEDWARRSP
Recvd: 12/08/11 15:45 3 pgs
Fees:18.00 Taxes:665.02
20111208-0096054

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
SYDNEY E. WRIGHT and ELSIE R. WRIGHT **606 Blankenbaker Lane** **Louisville, KY 40207**	**ROBBINS PROPERTIES** **2200 21st Avenue South** **Nashville, TN 37212**
***Map and Parcel No.* 64 Parcel 117**	

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand and No/100 ($75,000.00) Dollars, and other good and valuable consideration, including the assumption of 5% of the balance of an existing mortgage, receipt of which is hereby acknowledged, NANCY HUGHES (f/k/a NANCY PICKREL), unmarried (the "Grantor"), has bargained and sold and does hereby transfer and convey her Five Percent (5%) undivided interest in the real property described below, unto SYDNEY E. WRIGHT and ELSIE R. WRIGHT, husband and wife, for their joint lives with the remainder in fee simple to the survivor of them, residents of the Commonwealth of Kentucky, (the "Grantees"). The property hereby conveyed is an undivided portion of that certain tract of land and all improvements thereon including, but not limited to, fixtures, and all easements, rights of way, and other rights appurtenant thereto; located in Nashville, Davidson County, Tennessee described as follows: (the "Property"):

Legal Description

Being a parcel of land in Nashville, Second Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located generally in the northwesterly quadrant of the intersection of Old Hickory Boulevard and Granwood Boulevard, Being Lot No. Two as shown on the plan of Granwood Village as of record in Book 9700, Page 632, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right of way line of Granwood Boulevard, said point being S 87 degrees 44' 48" W, 204.99 feet from the westerly terminus of a curve return to the westerly right of way line of Old Hickory Boulevard;
THENCE, with said right of way line S 87 degrees 44' 48" W, 608.04 feet to a point;
THENCE, leaving said right of way line with the easterly line of Chitwood Downs as of record in Book 6900, Page 550, R.O.D.C., N 02 degrees 15' 12" W, 377.51 feet to an iron pin;
THENCE, leaving the said line with the southerly line of Lot No. One, as shown on said plan of Granwood Village the following calls:

N 87 degrees 44' 48" E, 273.22 feet to an iron pin;
S 59 degrees 17' 39" E, 66.17 feet to an iron pin;
N 87 degrees 44' 48" E, 209.99 feet to an iron pin;
N 53 degrees 12' 42" E, 71.48 feet to an iron pin ;
N 83 degrees 10' 17" E, 99.97 feet to an iron pin ;
N 87 degrees 44' 48" E, 40.44 feet an iron pin;
N 52 degrees 40' 19" E, 56.88 feet to an iron pin in the westerly right of way line of Old Hickory Boulevard;

THENCE, with said right of way line S 14 degrees 21' 20" E, 86.70 feet to a point;
THENCE, leaving the said right of way line with the northerly line of Lot No. Three, as shown on said plan of Granwood Village, the following calls:

N 64 degrees 09' 32" E, 30.34 feet to an iron pin;
S 02 degrees 15' 12" E, 19.21 feet to an iron pin;
S 87 degrees 44' 48" W, 20.00 feet to an iron pin ;
N 02 degrees 15' 12" W, 15.00 feet to an iron pin;
S 87 degrees 44' 48" W, 147.63 feet to an iron pin;

THENCE, with the westerly line of said Lot No. Three, S 02 degrees 15' 12" E, 348.00 feet to the point of beginning.
Containing 228,914 square feet or 5.26 acres, more or less.

Being the undivided 5% interest in the same property conveyed to the Grantor by Deed dated May 22, 2001, and recorded on May 24, 2001 as Instrument 20010524-0054177 Office of the Register of Deeds of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, to the Grantee, their successors and assigns, in fee simple forever; and that it is free of all encumbrances, restrictions and easements of record, but expressly subject to the following:

1. Real estate taxes for the current year.

2. Restrictive Covenants contained in instrument of record in Book 10476, Page 756 in the Office of the Register of Deeds of Davidson County, Tennessee.

3. Declaration of Easements of record in Book 10865, Page 489, in the Office of the Register aforesaid.

4. Easement and License Agreement of record in Book 10865, Page 493, in the Office of the Register aforesaid.

5. All matters shown on the Plan of Granwood Village of record in Book 9700, Page 632 in the Office of the Register aforesaid..

6. Rights of Food Lion, Inc., under Lease of February 27, 1997, as amended and other tenants.

7. Deed of Conveyance of record in Book 10428, Page 466, in the Office of the Register aforesaid.

The Grantor covenants that she is lawfully seized and possessed of the Property; that she has full power and lawful authority to sell and convey the Property; that she has not made, done, executed or suffered any act or thing whereby the Property or any part thereof now is or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their respective heirs, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor; but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 5th day of December, 2011.

Nancy Hughes
NANCY HUGHES (f/k/a Nancy Pickrel)
f/k/a Nancy Pickrel

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $179,736.00.

WITNESS my hand, at office, this 5th day of December, 2011.

Dorothy D. Carle
NOTARY PUBLIC

My Commission Expires: June 29, 2014

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

Personally appeared before me, Dorothy D. Carle, a Notary Public in and for said County and State, Nancy Hughes (f/k/a Nancy Pickrel), with whom I am personally acquainted and who acknowledged that she executed the within instrument to be her free act and deed for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2011.

Dorothy D. Carle
NOTARY PUBLIC

My Commission Expires: June 29, 2014