BILL GARRETT, Davidson County
Trans:T20130067535 DEEDWARRSP
Recvd: 08/06/13 15:28 2 pgs
Fees:13.00 Taxes:925.00
20130806-0082530

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jeffry N. Kinman	New Owner	
4009 Copeland Drive		09102033300 and 09102033400
Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Joe Primm and Tom Robinson** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Jeffry N. Kinman** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

TRACT 1:

Land in Davidson County, Tennessee and being Lot Numbers 1602, 1604, 1606, & 1608 of Block No. 58 Plan No. 2 West Nashville of record in Book 57, Page 172 R.O.D.C., TN and one/half of the adjacent portion of an alley (Now Closed) to the south of said Lots and being more particularly described according to a survey by J. Bruce Rainey, surveyor #823, dated October 9, 1995 as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Ohio Avenue with the westerly margin of 57th Avenue North; thence with the westerly margin of said 57th Avenue North S 00 degrees 26' 24" E 162.50' to an iron pin; thence leaving the margin of said road and with the centerline of a closed alley S 89 degrees 33' 36" W 110.00' to an iron pin; thence M 00 degrees 26' 24" W 162.50' to an iron pin set on the southerly margin of Ohio Avenue; thence with the southerly margin of Ohio N 89 degrees 33' 36" E 110.00' to the point of beginning, containing 0.410 Acres more or less.

Being the same property conveyed to P R Trading, a Tennessee general partnership in Book 9840, Page 292 Register's Office for Davidson County, TN.

TRACT 2:

Land in Davidson County, Tennessee and being Lot Numbers 1610, 1612, 1614 and 1616 of Block 58 on the Plan No. 2 West Nashville of record in Book 57, Page 172 RODC, TN and one/half of the adjacent portion of an alley (Now Closed) to the South of said lots and being more particularly described according to a survey by J. Bruce Rainey surveyor #823, dated October 9, 1995 as follows:

Beginning at an iron pin set on the southerly margin of Ohio Avenue, said point of beginning being 110.00' westerly from the westerly margin of 57th Avenue North; thence leaving the margin of Ohio Avenue S 00 degrees 26' 24" E 162.50' to an iron pin in the centerline of an alley (Closed); thence with the centerline of the alley S 89 degrees 33' 36" W 100.00' to an iron pin; thence N 00 degrees 26' 24" W 162.50' to an iron pin set on the southerly margin of Ohio Avenue; thence with the southerly margin of Ohio N 89 degrees 33' 36" E 100.00' to the point of beginning containing 0.373 Acres more or less.

Being the same property conveyed to P R Trading, a Tennessee general partnership, in Book 9840, Page 296 Register's Office for Davidson County, TN.

Being the same property conveyed to Joseph F. Primm and Thomas D. Robinson by deed from P R. Trading, a Tennessee general partnership, of record as Instrument No. 20130722-0075781, said Register's Office.

This is ()UNIMPROVED

(X)IMPROVED property known as 5701 and 5707 Ohio Avenue, Nashville, TN .

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 Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein and subject to all matters of record. as reflected on Exhibit A attached hereto and incorporated herein by reference. And Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as set forth in the notary acknowledgements below.

Joe Primm

Tom Robinson

STATE OF Kentucky

COUNTY OF Nelson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Joe Primm**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Trustee for the Trust for the purposes therein contained. Witness my hand and official seal this 31th day of July, 2013.

Greta S. Cecil
Notary Public

My Commission Expires: August 16, 2015

GRETA S. CECIL NOTARY PUBLIC STATE AT LARGE KENTUCKY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Tom Robinson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as ~~Trustee for the Trust~~ for the purposes therein contained. Witness my hand and official seal this 1 day of ~~July~~ Aug, 2013.

Notary Public

My Commission Expires: March 5, 2016

DAVIDSON COUNTY, TENNESSE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 1 day of ~~July~~ Aug., 2013.

Notary Public

My Commission Expires: March 5, 2016

DAVIDSON COUNTY, TENNESSE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC