Karen Johnson Davidson County
Batch# 301879 DEEDWARRSP
10/16/2019 03:11:18 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20191016-0106197

THIS INSTRUMENT PREPARED BY: Alan T. Fister, Esq. 5115 Maryland Way, Suite 301 Brentwood, TN 37027 (615) 376-0175 PAMELA I FINNEY Notary Public STATE OF TEXAS My Comm. Exp. 09-12-22 Notary ID # 1078789-2	State of Texas County of Travis THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00. Affiant Subscribed and sworn to before, this the 9 day of Oct, 2019. Notary Public My Commission Expires: 09-12-22

Name and Address of Property Owner: Jenkins Properties One American Center 3100 West End Ave, Ste. 700 Nashville, TN 37203	Send Tax Bills To: Same as Property Owner	Map & Parcel Numbers: 071-07-0-003.00

SPECIAL WARRANTY DEED

For and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe A. Osborn and wife Carolyn C. Osborn** (hereinafter collectively referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jenkins Properties**, a general partnership, as Grantee (hereinafter referred to as "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

See Exhibit A, attached hereto

This is unimproved commercial property known as Meadow Ave., Nashville, Davidson County, Tennessee, Parcel #071-07-0-003.00.

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered by any action of Grantor.

Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the Grantee against the lawful claims of all persons claiming by or through the

actions of Grantor.

In Witness Whereof, Grantor has set Grantor's hand.

Joe A. Osborn, Grantor

STATE OF Texas
COUNTY OF Travis

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared _Joe A. Osborn__ to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges to be the Grantor of the property being conveyed and that he/she executed the foregoing instrument, for the purposes therein contained, by signing his/her name.

Witness my hand and seal in Austin, Texas, this the 9 day of Oct, 2019.

NOTARY PUBLIC

My Commission Expires: 09-12-22

PAMELA I FINNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-12-22
Notary ID # 1078789-2

Carolyn C. Osborn, Grantor

STATE OF Texas
COUNTY OF Travis

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared _Carolyn C. Osborn__ to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges to be the Grantor of the property being conveyed and that he/she executed the foregoing instrument, for the purposes therein contained, by signing his/her name.

Witness my hand and seal in Austin, Texas, this the 9 day of Oct, 2019.

NOTARY PUBLIC

My commission expires: 09-12-22

PAMELA I FINNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-12-22
Notary ID # 1078789-2

EXHIBIT A

Being a portion of the Lucas property and more particularly described as follows:

Land in Davidson County, Tennessee being Lots Nos. 17 and 18 on the Map of T. J. Cage's Subdivision of the Tarpley Place, as of record in Book 332, Page 97, Register's Office for said County.

Said Lots Nos. 17 and 18 front together 200 feet on the Westerly side of Meadow Avenue and run back 227.5 feet on the Northerly line and 274.5 feet on the Southerly line with the Northerly margin of Trinity Lane to the center of a branch, measuring 207 feet, more or less, thereon.

Being a portion of the same property conveyed to Jack L. Jenkins as to a sixty percent (60%) undivided interest, and Carolyn C. Osborn and her husband, Joe A. Osborn, as to a forty percent (40%) undivided interest by Quitclaim Deed of record in Book 7685, Page 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann Jenkins by Quitclaim Deed of record in Book 8040, Page 308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenkins Properties, L. P. by Quitclaim Deed of record in Book 8040, Page 310, Register's Office for Davidson County, Tennessee. The said Jenkins Properties, L.P. having merged into Jenkins Properties , a Tennessee General Partnership as shown in Instrument No. 20000114005145, Register's Office for Davidson County, Tennessee.