This Instrument Prepared By:
BASS, BERRY & SIMS (JHB)
2700 First American Center
Nashville, TN 37238

SPECIAL WARRANTY DEED

BOOK 5758 PAGE 919

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Walter F. Duke 1409 Clarke St Old Hickory Tenn.	SAME	To be assigned ER

FOR AND IN CONSIDERATION of the sum of Twenty Three Thousand Eight Hundred Dollars ($23,800), payable $10,000.00 in cash, receipt of which is hereby acknowledged, and $13,800.00 by a Promissory Note of even date herewith executed by Walter F. Duke as maker, payable as provided therein, secured by the lien of a Deed of Trust of even date herewith on the property described herein, First American Bank of Nashville, N.A., a national banking association with its principal offices in Nashville, Tennessee ("Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Walter F. Duke ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described on Exhibit A attached hereto.

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, his heirs and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for liens, easements, and encumbrances, if any, of record in the Register's Office for Davidson County, Tennessee and easements for roads, sewer line and water line shown on survey of Parrish-Ragan, Inc., dated January 29, 1974. Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on this 17 day of June, 1981.

FIRST AMERICAN BANK OF NASHVILLE, N.A.

By: _____

Title: V.P.

RUSH

IDENTIF. REFERENCE
JUN 18 2 14 PM '81
FELIX A. MILLER, REGISTER
DAVIDSON COUNTY, TENN.

64852

XCSC - 53.14 81/50

5961

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5758 PAGE 920

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared McCoy C. ZACHRY with whom I am personally acquainted, and who, upon oath, acknowledged himself to be VICE PRESIDENT of the First American Bank of Nashville, N.A., the within-named bargainor, a national banking association, and that he as such MCCOY C ZACHRY, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said First American Bank of Nashville, N.A. by himself as VICE PRESIDENT.

WITNESS my hand and seal at office in Nashville, Tennessee this 17th day of June, 1981.

Ramona Tate
Notary Public

My Commission Expires:

April 21, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer (whichever is greater) is TWENTY THREE THOUSAND EIGHT HUNDRED and NO/100 DOLLARS ($23,800.00).

McC Zachry
Affiant

Sworn to and subscribed before me this 17th day of June, 1981.

Ramona Tate
Notary Public at Large

My Commission Expires:
My Commission Expires April 21, 1985

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, formerly the Tenth Civil District of Davidson County, Tennessee lying within the city limits of Goodlettsville and generally north of Brick Church Pike and west of Dickerson Road and being more fully described as follows:

Beginning at an iron pin at the northwesterly corner of Lot No. 77 of Charleston Square Subdivision, as recorded in Plat Book 5200, page 133, Register's Office for said County and proceeding as follows: north 26 deg. 38' 03" west 295.21 feet; thence north 50 deg. 52' 20" west 100.25 feet; thence north 59 deg. 53' 00" west 49.83 feet; thence north 63 deg. 05' 56" west 59.11 feet; thence north 71 deg. 05' 36" west 84.15 feet; thence north 7 deg. 18' 23" east 38.15 feet; thence north 00 deg. 41' 18" west 269.73 feet; thence north 82 deg. 55' 04" east 108.07 feet; thence south 70 deg. 38' 11" east 66.0 feet; thence south 78 deg. 01' 50" east 42.96 feet; thence north 89 deg. 52' 55" east 108.22 feet; thence north 73 deg. 38' 57" east 36.16 feet; thence north 86 deg. 29' 18" east 93.71 feet; thence south 86 deg. 14' 04" east 134.32 feet; thence south 65 deg. 56' 06" east 123.15 feet; thence south 14 deg. 49' 46" west 250.26 feet; thence south 16 deg. 27' 10" east 180.00 feet to a point on the northerly right-of-way line of a 50 foot road recorded in Charleston Square Subdivison; thence westwardly with a 292.99 foot radius curve to the left 78.81 feet, said curve has a chord bearing and distance of south 65 deg. 50' 30" west 78.569 feet; thence south 55 deg. 32' 13" west 73.03 feet to a point on the west right-of-way line of Charleston Drive; thence southwardly with a 478.11 foot radius curve to the right 83.00 feet, said curve has a chord bearing and distance of south 29 deg. 29' 23" east 82.895 feet to the northeastelry corner of Lot No. 77; thence with the north line of Lot No. 77 south 65 deg. 29' 00" west 225.46 feet to the point of beginning and containing 7.67 acres, more or less.

The above description is part of the property conveyed to The First American National Bank of Nashville, Tennessee, now First American Bank of Nashville, N. A. by deed from Alan C. Jackson, Trustee, of record in Book 5055, page 645, Register's Office for said County.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5758 PAGE 922

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23800.00- CO
61.88 CO TX
.50 PRFEE
9.00 WDEED.
CHECK 71.38-
1985A06/18/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

646852

IDENTIF. REFERENCE

JUN 18 2 14 PM 81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 828061