File 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37201	Same	A portion of: 170-7
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

BOOK 6311 PAGE 324

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Thoroughbred, Inc., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Nashville City Bank and Trust Co., a Tennessee banking corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

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

1. Real estate taxes for the current year which have been assumed by Grantee.

2. Declaration of Restrictive Covenants and Owners Association for Maryland Farms East Park of record in Book 6185, page 274, Register's Office for Davidson County, Tennessee, and in Volume 463, page 566, Register's Office for Williamson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 138,602.98

Affiant

Subscribed and sworn to before me this 7th day of June, 1984

Notary Public
My Commission Expires: 11-7-87

3. All matters shown on that certain Plat of "A Resubdivision of Maryland Farms East Park Tract One," of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee, including, without limitations, right-of-ways, building set back lines, sign easements, drainage easements, ingress-egress and public utility easements, conditions of the Owner's Certificate, and the Notes appearing on said Plat, including a reciprocal access and cross parking easement.

4. No improvements may be made on the Property which exceed 2,928 square feet of floor area, until such time as the Metropolitan Nashville Davidson County square footage density restrictions no longer apply to the Property, or have been amended to permit a greater density level upon the Property than they require on the date of this Deed.

This is unimproved property.

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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by itself, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of June, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THOROUGHBRED, INC.

By: Joyce A. Volkert

I 2 7 7 0 2

IDENTIF. REFERENCE

JUN 7 4 30 PM '84

FEE $ 20.00 REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

BOOK 6311 PAGE 326

COUNTY OF DAVIDSON

Before me, Andrea Barach, a Notary Public of the State and County aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Thoroughbred, Inc., the within named bargainor, a corporation, and that he as such president, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 7th day of June, 1984.

Andrea Barach

Notary Public

My Commission Expires: 11-1-87

EXHIBIT A

Lot 1 as shown on the Plan of a Resubdivision of Maryland Farms East Park Tract One, a plat of which is of record in Book 6050, page 1, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Thoroughbred, Inc. by deed of record in Book 6157, page 508, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6311 PAGE 328

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
			138602.93- CAMT.	
			360.36 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	373.36-
			3299A06/07/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

127702

IDENTIF. REFERENCE

JUN 7 4 30 PM '84

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

No. 0042353