This Instrument Prepared By:
Elizabeth W. McDow
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,500.00.

Elizabeth W McDow
Affiant

Subscribed and sworn to before me, this 18th day of Oct., 1984.

Darlene C Cary
Notary Public

My Commission Expires:
Feb 1, 1987

RUSH
1:58 1:85.

IDENTIF. REFERENCE

Oct 22 3 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Nos.
B & W Investments P. O. Box 121 Brentwood, TN 37027	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	Davidson - 2D 62450 Rutherford - 50D-D-1700

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Metropolitan Federal Savings and Loan Association, hereinafter called the Grantor, does hereby bargain, sell, demise, release, quitclaim and convey unto B & W Investments, a general partnership composed of Alex W. Bonner and James D. Woolems, hereinafter called the Grantee, its sucessors and assigns, two certain tracts of land in Davidson and Rutherford County, State of Tennessee, described as follows, to-wit:

TRACT 1

Land in the 3rd Civil District of Rutherford County, Tennessee, being Lot No. 14 on the Plan of Valley Green Subdivision, Section I, as of record in Plat Book 7, Page 14, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by deed from Union Financial Corporation, Substitute Trustee, of record in Book 335, Page 299, Register's Office for said County.

This conveyance is subject to:

1. Restrictions of record in Book 262, page 417; Book 268, page 369 and Book 273, page 828, said Register's office.

2. Plan of Record in Book 7, page 14, said Register's office.

3. The Right of Redemption of the Internal Revenue Service Pursuant to the Federal Tax Lien, dated May 11, 1983, of record of Book L-10, page 604, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 763 on the Plan of Edge-of-Lake Estates, Section 17, of record in Book 4460, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by deed from Union Financial Corporation, of record in Book 6314, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Restrictive covenants contained in an instrument of record in Book 4549, page 802, said Register's Office.

2. The Plan of record in Book 4460, page 44, said Register's Office.

3. Subject to the statutory right of redemption arising by virtue of the foreclosure of the deed of trust securing Metropolitan Federal Savings and Loan Association dated August 25, 1978 and record in Book 5329, page 985, Register's Office for said County, the trustee's/successor trustee's deed having been recorded in Book C314, page 84, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all hereditaments and appurtenances thereunto appertaining, but subject to the lien of current and subsequent years taxes, easements and restrictions of record in said Register's office.

The Grantor does hereby covenant with Grantee that it has not further encumbered the same and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

IN TESTIMONY WHEREOF, we have executed this instrument this the 18th day of October, 1984.

METROPOLITAN FEDERAL
SAVING AND LOAN ASSOCIATION

By: _____
Name: Harold W. Fitzpatrick
Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, the within named Harold W.Fitzpatrick, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Senior Vice Pres. of Metropolitan Federal Savings and Loan Association, the within named bargainor, a corporation, and that he as such Senior Vice Pres., being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Harold W. Fitzpatrick as such Senior Vice President

WITNESS my hand and official seal at Nashville, Tennessee on this 18th day of October, 1984.

My commission expires: 11-1-87

_____
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6103 PAGE 728

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
			78500.00-	CAMT.
			204.10	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	210.60-
0719A	10/22/84	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 1 8 5

IDENTIF. REFERENCE

OCT 22 3 59 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0078964