SPECIAL WARRANTY DEED

FROM: The Hayes Group, Grantor

TO: James A. Deal and wife, Lynn A. Deal, Grantees

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: Mr & Mrs James A Deal c/o The Hayes Group 1915 Hayes Street Nashville, TN 37203

Send Tax Bills To: same

Map-Parcel Numbers 83-09 436

Field Book Numbers 23W 06300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is seventy five thousand Dollars ($ 75.000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of August, 1985.

Notary Public

My Commission Expires: 11/1/87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, The Hayes Group, Grantor has bargained and sold, and by these presents does transfer and convey unto the said James A. Deal and wife, Lynn A. Deal, Grantees, their heirs, successors, and assigns, as tenants in common with the Grantor, a one-third undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, as described in Exhibit A hereto.

This is improved property, known as 1401 Holly Street, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes.
2. All matters set out on Exhibit B hereto.

TO HAVE AND TO HOLD the said one-third undivided interest in the said tract or parcel of land, together with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever, as tenants in common with the Grantor. BOOK 6629 PAGE 375

And Grantor does covenant with the said Grantees 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise and except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hand this 6th day of August, 1985.

THE HAYES GROUP, a
general partnership

By: _____
Robert E. Lee, Jr.

By: _____
Stephen J. Harrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Thomas M. Harrison Jr, a Notary Public of the State and County aforesaid, personally appeared Robert E. Lee, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a general partner (or other officer authorized to execute the instrument) of THE HAYES GROUP, the within named bargainor, a general partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as general partner.

Witness my hand and seal, at Office in Nashville, this 5 day of August, 1985.

Thomas M. Harrison Jr
Notary Public

My Commission Expires: July 18, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6629 PAGE 376

Before me, Cynthia Marie Chirsotis, a Notary Public of the State and County aforesaid, personally appeared Stephen J. Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a general partner (or other officer authorized to execute the instrument) of THE HAYES GROUP, the within named bargainor, a general partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as a general partner.

Witness my hand and seal, at Office in Nashville, this 16th day of August, 1985.

Cynthia Marie Chirsotis
Notary Public

My Commission Expires: 11/1/87

WBD/7-30-85

EXHIBIT A

Property Description BOOK 5629 PAGE 377

Being Lot Nos. 11 and 12, Block "B" in the Plan of the Lindsley Home Place formerly 18th District of Davidson County, Tennessee, now the City of Nashville of record in Plan Book 2, page 92, Chancery Court at Nashville, Tennessee.

Said Lot Nos. 11 and 12 front fifty feet each on the north side of Holly Street formerly Chadwell Avenue and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to The Hayes Group by deed from Ron Kemp, Trustee, of record in Book 6356, page 618, Register's Office for said County, and by Quitclaim Deed from Ronald E. Kemp, Trustee, of record in Book 6500, page 537, in said Register's Office.

EXHIBIT B

BOOK 6029 PAGE 378

1. 1985 Taxes

2. Deed of Trust from Lundy M. Skinner and wife, Patricia M. Skinner to M. Norris Jenkins, Trustee, dated April 13, 1979, of record in Book 5421, page 438, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $25,000.00 payable to Nell M. Robinson and Robin M. Hall, Sr.

3. Deed of Trust from Ron Kemp, Trustee to Thomas J. Haynes, Trustee, dated June 4, 1984, of record in Book 6311, page 389, said Register's Office to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $31,416.00, payable to Lundy M. and Patricia M. Skinner, which indebtedness has been paid.

4. Deed of Trust from the Hayes Group to Stephen C. Baker, Trustee dated June 31, 1984, of record in Book 6356, page 620 said Register's Office to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $109,000 payable to Commerce Union Bank.

RUSH

IDENTIFI REFERENCE

28243

AUG 13 3 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6629 PAGE 379

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75000.00-	CAPT.
			195.00	CSTAX
			.50	PRFEE
			15.00	WDEED
			CHECK	210.50-
			7046A08/13/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28243

IDENTIFICATION REFERENCE

Aug 13 3 00 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 163012