Mail

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner
Attorney at Law
2211 Crestmoor Road
Nashville, Tennessee 37215

BOOK 6791 PAGE 307

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Charles W. Hawkins, Trustee 401 Union Street Nashville, Tennessee 37201	Same	134-90 134-162

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, RONALD G. TURNER, TRUSTEE with full power to convey without the joinder of any beneficiary (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHARLES W. HAWKINS, III, TRUSTEE, with full power to sell, mortgage and convey without the joinder of beneficiaries (the "Grantee"), the 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").

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, the Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $261,000.00.

Charles W. Hawkins Jr
Affiant

Subscribed and sworn to before me this 27th day of February, 1986.

Leslie Hawkins Davis
NOTARY PUBLIC

My commission expires: 1-19-88

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the following:

1. Real estate taxes for 1986 which have been prorated between the parties.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4435, Page 50; Restrictive Covenants of record in Book 5653, Page 11; and Storm Water Detention Agreement of record in Book 5861, Page 405, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by or through Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of February, 1986.

Ronald G. Turner Trustee

RONALD G. TURNER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lenna Jane Bell, of said county, Ronald G. Turner, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 1986.

Lenna Jane Bell

NOTARY PUBLIC

My commission expires: 1-18-87.

RT1260

EXHIBIT "A"

LOT NO. 11 (B-7)

Being a parcel of land in the First Civil District of Davidson County, Tennessee located between Antioch Pike and Sorghum Branch and being more particularly described as follows:

Beginning at a point in the southwesterly margin of Antioch Pike at the northeast corner of the property conveyed to Johnnie J. McGowan, et. ux., of record in Book 1541, page 77, Register's Office for Davidson County, Tennessee; thence, with said margin S 42 deg. 38 min. 05 sec. E, 557.71 feet to the northwest corner to Wolfe and Travis Electric Company of record in Book 4643, page 808, Register's Office for Davidson County, Tennessee; thence, with said Electric Company's line S 12 deg. 52 min. 16 sec. W, 412.10 feet to a monument; thence, leaving said Electric Company's southwest corner S 88 deg. 33 min. 17 sec. W, 465.19 feet to a point; thence, N 10 deg. 27 min. 50 sec. W, 125.00 feet to a monument, a corner to First American Lot; thence with First American's Line N 19 deg. 03 min. 24 sec. W, 622.16 feet to a monument; thence, N 47 deg. 44 min. 40 sec. E, 142.07 feet to a monument; thence leaving First American's Lot S 43 deg. 08 min. 30 sec. E, 184.92 feet to a monument, southeast corner to said Johnnie J. McGowan, et. ux.; thence, with McGowan's southeasterly line N 48 deg. 42 min. 55 sec. E, 230.66 feet to the point of beginning; containing 9.83 acres, more or less.

LESS and except that portion of the property described above conveyed to Erwin M. Entrekin, Trustee, by deed of record in Book 6485, Page 127, said Register's Office described as Lot No. 1 on the Plan of the Addition to Metroplex, of record in Book 6200, Page 184, said Register's Office, containing 4.33 acres, more or less.

Being part of the same property conveyed to Ronald G. Turner, Trustee by deed from EVSVS Associates, a Tennessee joint venture, of record in Book 6364, Page 782, Register's Office for Davidson County, Tennessee and by deed from Ervin M. Entrekin, Trustee of record in Book 6791, Page 301, said Register's Office.

RT1262

78956

IDENTIFICATION REFERENCE

FEB 27 2 43 PM '86

FELIX Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6791 PAGE 310

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

261000.00- CAMT.
678.60 CSTAX
.50 PRFEE
8.00 WDEED
CHECK 683.10-
BM99A02/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 9 5 6

IDENTIFICATION REFERENCE

FEB 27 2 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222647