SPECIAL DEED WITH LIMITATIONS

FROM: TranSouth Financial Corporation

TO: B & W Investments, a Partnership composed of Jim Woolems and Alex Bonner

Mail

THIS INSTRUMENT PREPARED BY:
JAMES W. PARNELL, Attorney
Suite 200, 130 4th Ave., S.
Franklin, TN 37064
(615) 794-1333

Address New Owner(s) as Follows: Send Tax Bills To:

B & W Investments
P.O. Box 121
Brentwood, TN 37027

Same

Map Parcel Nos.:
Field Book Nos.:
4D60736
65-9-140

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 10 day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 7/14/89

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 which is hereby acknowledged, TranSouth Financial Corporation, has bargained and sold, and by these presents does transfer and convey unto the said B & W Investments, a partnership composed of Jim Woolems and Alex Bonner, their heirs, successors, and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Being Lot No. 450 on the Plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to TranSouth Financial Corporation by Trustee's Deed of record in Book 6715, page 62, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B & W Investments, a partnership composed of Jim Woolems and Alex Bonner, their heirs, successors, and assigns, forever.

And TranSouth Financial Corporation, does covenant with the said B & W Investments, a partnership composed of Jim Woolems and Alex Bonner, that TranSouth Financial Corporation has not made, done, executed or suffered any act or thing whereby the above described premises now are, or may be imperiled, charged or encumbered in any manner; nor does the Grantor have knowledge of any such perils except as follows:

1) Subject to setback lines, easements for drainage and utilities, anchor easements, restrictions and other matters as shown on the plan of Section Four, Sherwood Forest, of record in Plat Book 4460, page 182 & 183, Register's Office of Davidson County, Tennessee.

2) Subject to restrictive covenants as set out in Book 4704, page 448, Register's Office for Davidson County, Tennessee.

3) Subject to an easement for overhang purposes across the southerly corner of said lot.

4) No warranties are made as to the notice of Federal Tax Lien against Ronald J. Hughes, dated April 15, 1985 of record in Book 6534, page 100, said Register's Office and this deed is subject to any and all rights of redemption, statutory or by common law which may exist in favor of said lienholder.

WITNESS our hands this the 3rd day of January 19 86.

TRANSOUTH FINANCIAL CORPORATION

BY: _____

President

ATTEST: _____

Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

Before me, Judy P. DeBerry, a Notary Public of the state and county aforesaid, personally appeared J. J. Overby and James E. Bain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Secretary (or other officer authorized to execute the instrument) of the TranSouth Financial Corporation, the within named bargainor, a corporation, and that they as such President and Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and seal, at office, this 3rd day of January, 1986.

Judy P. DeBerry
NOTARY PUBLIC

My Commission Expires: 11-29-89

9 1 1 9 1

IDENTIFICATION REFERENCE

APR 14 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6828 PAGE 125

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
			50000.00- CMNT.	
			130.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	139.50-
2685A	04/14/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9119

IDENTIFICATION REFERENCE

APR 14 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236783