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LL

SPECIAL WARRANTY DEED

BOOK 6848 PAGE 755

FROM:	The Hayes Group, a Tennessee joint venture, Grantor	This instrument was prepared by: William B. Drescher Farris, Warfield & Kanaday Seventeenth Floor
TO:	James A. Deal and wife, Lynn A. Deal, Grantees	Third National Bank Building Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
c/o American Children's Centers 1401 Holly Street Nashville, TN 37206	same	2-72-20-62 2-72-20-63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is SEVENTY-FIVE THOUSAND Dollars ($75,000.00).

JAMES A. DEAL

LYNN A. DEAL

SUBSCRIBED AND SWORN TO before me, this the 5th day of May, 1986.

Notary Public

My Commission Expires: 11.12.89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, The Hayes Group, a Tennessee joint venture, 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, described as follows, to-wit:

> BEING Lot "C" and the west 80 feet of Lots "A" and "B", Block 1, on the Map of Burchwood Place, as of record in Book 547, page 183, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to The Hayes Group, a Tennessee Joint Venture, by deed from J. Ronald M. York of record in Book 6520, page 211, Register's office for Davidson County, Tennessee.

This is improved property, known as 1033 Burchwood, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes, not yet due and payable.

2. An easement for sanitary sewers and/or storm drainage in Book 4242, page 2, Register's Office for 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 Grantees, their heirs, successors, and assigns, forever.

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 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 my hand this 5th day of May, 1986.

THE HAYES GROUP

By: _____
ROBERT E. LEE, JR.

By: _____
STEPHEN J. HARRISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lee Ellis Warbington, a Notary Public of said County and State, personally appeared ROBERT E. LEE, JR., 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 partner of THE HAYES GROUP, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 5th day of May, 1986.

Lee Ellis Warbington
Notary Public

My Commission Expires: 11.12.89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lee Ellis Warbington, a Notary Public of said County and State, 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 partner of THE HAYES GROUP, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 5th day of May, 1986.

Lee Ellis Warbington
Notary Public

My Commission Expires: 11.12.89

97993

IDENTIFICATION REFERENCE

MAY 5 4 13 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1877W/5-2-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6848 PAGE 758

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
			75000.00- CAMT.	
			155.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 204.50-	
			0689A05/06/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97993

IDENTIFT REFERENCE

MAY 5 4 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244604