BOOK 6957 PAGE 599

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

GRFJR/vlv
8/20/86

Address New Owners:	Mortgagee:	Map-Parcel
R. Barry Gearon and wife, Karen Glee Gearon 716 Overlook Drive Mt. Juliet, TN 37122	John H. Noel, III Trustee 2517 Lebanon Road Nashville, TN 37214	Map 96-2 Parcel 69

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOHN H. NOEL, III, TRUSTEE, with full power to bargain, sell, transfer or convey without the joinder of any beneficiary, ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto R. BARRY GEARON AND WIFE, KAREN GLEE GEARON, ("Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater,
[for this transfer is $100,000.00.
[
[
[R Barry Gearon
[AFFIANT
[Subscribed and sworn to before me this 22 day of
[August, 1986.
[
[NOTARY PUBLIC
[My Commission Expires: 1-10-89

3524 - 08/22/88 - CHECK

34629

IDENTIFICATION

Aug 22 2 45 PM '88

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns, forever.

Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 22nd day of August, 1986.

GRANTOR:

JOHN H. NOEL, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George R Fisher, Jr., a Notary Public in and for the State and County aforesaid, JOHN H. NOEL, III, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 1986.

NOTARY PUBLIC

My Commission Expires: 4-10-89

EXHIBIT A

Property Description

BEING Lot No. 2 on the plan of Resubdivision of Lots 26, 27 and 28 on the Plan of Donelsonwood, First Addition, as of record in Book 5060, page 130, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Lebanon Pike at the common corner of Lots 1 and 2; thence with the line between said two lots S 18 degrees 07 minutes E 237.33 feet to a point; thence northeasterly 67.11 feet to a point; thence S 83 degrees 24 minutes E 19.85 feet to a point; thence N 05 degrees 43 minutes E 195.45 feet to a point in Stewarts Ferry Pike; thence around a curve to the left having a radius of 200 feet and a distance of 152.25 feet to the point of beginning.

BEING part of the same property conveyed to John H. Noel, III, Trustee, with full power to bargain, sell, transfer, or convey without the joinder of any beneficiary, by Warranty Deed of Hartwell E. Fisher and wife, Ruby E. Hughey Fisher, of record in Book 4455, page 561, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Those items shown on the Plans of record in Book 2083, page 83, Book 3255, page 291, and Book 5060, page 130, all of the Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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
			100000.00- CAMT.	
			280.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	289.50-
3624A08	8/22/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 6 2 9

IDENTIFICATION

Aug 22 2 45 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 286529