THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Holly Robnett Caldwell, Executrix of the Estate of Dora Staggs Marsh, deceased (GRANTOR)

TO NEW OWNER: 225 Brick Church Venture (GRANTEE)

PROPERTY ADDRESS:

3003 Brick Church Pike
Nashville, Tennessee 37207

MAP AND PARCEL NO.

60-6-4

SEND TAX BILLS TO:

225 Brick Church Venture
c/o W. G. Ezell
222 Third Avenue, North
Suite 470
Nashville, TN 37201

SEP 16 11 21 AM '96
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

425 20

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid by 225 Brick Church Venture, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Holly Robnett Caldwell, Executrix of the Estate of Dora Staggs Marsh, deceased, with full power to do so under Article XI of the Last Will and Testament of said decedent of record in Will Book 127, page 594, Probate Clerk's Office, have bargained and sold, and by these presents do transfer and convey unto the said 225 Brick Church Venture, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a part of the southerly parts of Lots 8 and 9 on the Plan of Bransford Realty Company Subdivision of Frank Brown's Place of record in Book 547, page 126, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John O'Connor, dated August 8, 1986, as follows:

Beginning at a point at the intersection of the access road, said point is the western side of the frontage road and is marked by an existing concrete ROW marker; thence with the line which is the end of the access road, and Marsh property line S 50° 52' W, 49.52 feet, to an iron pin in the ROW fence line; thence with the ROW fence line S 39° 31' 50" E 417.82 feet to a concrete marker; thence S 65° 35' 51" E, 153.18 feet to a concrete marker; thence S 44° 43' 07" E 599.64 feet to a concrete marker; thence S 70° 19' 12" E 206.02 feet to an iron pin in the ROW fence; thence S 71° 15' 45" E 316.16 feet to a concrete marker; thence N 83° 51' 45" E 48.1 feet to an iron pin, (which is the junction of the Marsh property and an old property line fence); thence with said fence line N 9° 20' 40" E 165.1 feet to an existing corner post; thence N 70° 40' 20" W 389.3 feet to an existing iron pin; thence N 9° 29' 13" E 173.19 feet to an iron pin; thence continuing with said fence line N 10° 09' 17" E 223.24 feet to an iron pin; thence N 10° 06' 18" E 240.84 feet to an iron pin located in a fence post corner; thence N 85° 20' 12" W 211.21 feet to an iron pin located in the property fence line; thence N 85° 13' 20" W 439.94 feet to the point of beginning and containing 14.37 acres, more or less.

Being part of the same property conveyed to G.E. Marsh and wife, Dora Marsh, deceased, by deeds of record in Book 3400, page 424, and Book 3405, page 41, Register's Office for Davidson County, Tennessee. Holly R. Caldwell, Executrix of the Last Will and Testament of Dora Staggs Marsh, has the authority to sell pursuant to the Will of record in Will Book 127, page 294, Probate Court Clerk's Office for Davidson County, Tennessee. The said G. E. Marsh having since died.

1986 real property taxes have been prorated between the parties and payment assumed by Grantee.

Grantor herein is the duly qualified and acting Executrix of said decedent's Estate by Order of the Probate Court for Davidson County, Tennessee by record in Minute Book 260, page 321, Probate Court Clerk's Office for Davidson County, Tennessee.

This is unimproved property known as 3003 Brick Church Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 225 Brick Church Venture, its successors and assigns, forever, in fee simple.

Grantor covenants with Grantee that she has done nothing to impair the title as received by Grantor, and she will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand, this 13th day of September, 1986.

ESTATE OF DORA STAGGS MARSH

By: Holly Robnett Caldwell Executrix
Holly Robnett Caldwell, Executrix

STATE OF TENNESSEE)
COUNTY OF Haywood)

Personally appeared before me, Virginia Tritt, a Notary Public in and for said County and State, the within named Holly Robnett Caldwell, Executrix of the Estate of Dora Staggs Marsh, deceased, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of September, 1986.

Virginia Tritt
NOTARY PUBLIC

My Commission Expires: 4/17/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

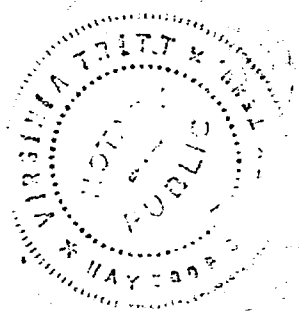
The actual consideration or value, whichever is greater, for this transfer is $104,940.00.

Holly Caldwell
Affiant

Subscribed and sworn to before me, this 13th day of September, 1986.

Virginia Tritt
NOTARY PUBLIC

My Commission Expires: 4/17/89



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

RECEIVED OF _____

FOR _____

BOOK 6979 PAGE 989

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

104940.00 CAMT.
293.72 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 303.22
25 3A09/16/96 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42520

IDENTIFICATION REFERENCE

Sep 16 11 21 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295317