Box 57
WWH

BOOK 7067 PAGE 674

Address New Owner:	Map-Parcel Numbers:
J. Richard Bacon P.O. Box 50711 Nashville, Tennessee 37205	Part of Parcel 142-7-20
Send Tax Bills To:	**Address of Mortgagee:**
J. Richard Bacon P.O. Box 50711 Nashville, Tennessee 37205	Security Federal Savings & Loan of Nashville 4235 Hillsboro Road Nashville, Tennessee 37215

This instrument prepared by: Boult, Cummings, Conners & Berry,
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Marshall I. Karr (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said J. Richard Bacon, Trustee, with full power to sell, convey, encumber and mortgage (the "Grantee"), 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").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer ~~is~~ $230,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 1986.

Notary Public
My Commission Expires: August 11, 1990

NOTARY PUBLIC
LIZBETH SMITH
TENNESSEE
DAVIDSON COUNTY

12/15 ... THEEK

559C

2. Restrictive covenants contained in instrument of record in Book 6519, page 458, and amended in Book 6529, page 560, Register's Office for Davidson County, Tennessee, and further amended by instrument of record in Book 7037, page 683, said Register's Office.

3. Agreement regarding an Electrical Permit for electrical service for a detached structure, dated May 9, 1985, of record in Book 6552, page 617, said Register's Office.

4. The surveyor's report prepared by William M. Keel, dated May 31, 1985, shows the following: stream crosses property. Flow is generally from east to west. A portion of the property lies within 100 year flood boundary of this creek.

5. Subject to the terms and requirements of the Belle Estates Planned Unit Development Overlay Distract as enacted by Zoning Ordinance No. 80-230.

This is unimproved property, consisting of approximately 7.62 acres of property fronting Old Harding Pike.

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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by him, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under him.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of December, 1986.

Marshall I. Karr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall I. Karr, the 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 and official seal at Nashville, Tennessee, this 12th day of December, 1986.

Notary Public

My Commission Expires: My Commission Expires Sept. 11, 19

EXHIBIT A

DEED DESCRIPTION

Being a parcel of land lying in the First Civil District of Nashville, Davidson County, Tennessee, lying on the southerly side of Old Harding Pike (having a 60-foot right-of-way) and approximate 1,149.92 feet west of the southwest corner of the intersection of Hicks Road westerly right-of-way line and being more particularly described as follows, to-wit:

Beginning at a concrete monument in the southerly right-of-way line in Old Harding Pike and in the northeasterly most corner of Valley West, Section II, of record in Plat Book 5210, page 96, R.O.D.C., Tennessee; runs thence along said right-of-way line along a circular curve curving to the right with the following parameters: Delta equals 10 degrees 39 minutes 35 seconds, radius equals 2,848.50, tangent equals 265.74, length equals 529.95, chord equals North 48 degrees 52 minutes 21 seconds East 529.19 feet to the point in the northwest corner of Belle Estates Section I (Willow Point Phase II); thence leaving said right-of-way line and running along the southerly boundary of Belle Estates Section I as follows: South 36 degrees 35 minutes 11 seconds East 243.43 feet to a point; thence South 71 degrees 34 minutes 19 seconds East 275.00 feet to a point; thence South 32 degrees 34 minutes 19 seconds East, 26.50 feet to a point; thence South 87 degrees 34 minutes 19 seconds East, 123.00 feet to a point in the West boundary line of Harding Court (Willow Pointe Phase I) of record in Plat Book 6250, page 586 R.O.D.C., Tennessee; thence leaving said Belle Estates Section I and running along said West line of Harding Court, South 12 degrees 34 minutes 19 seconds East, 100.00 feet to a point in the North boundary line of Belle Estates Section III; thence running along said Belle Estates northerly line as follows: Thence North 88 degrees 32 minutes 37 seconds West, 115.00 feet to a point; thence South 62 degrees 53 minutes 36 seconds West, 308.00 feet to a point; thence South 23 degrees 59 minutes 16 seconds East, 107.00 feet to a point in the North boundary line of Valley West Section 5 of record in Plat Book 4175, page 64, R.O.D.C., Tennessee; thence along said North line, South 66 degrees 20 minutes 44 seconds West, 225.28 feet to a point in the easterly boundary of Valley West Section 2 of record in Plat Book 3600, page 86, R.O.D.C., Tennessee; thence running along said easterly boundary as follows: North 46 degrees 32 minutes 30 seconds West, 180.27 feet to a point; thence North 82 degrees 47 minutes 00 seconds West, 12.96 feet to a point; thence North 45 degrees 49 minutes 36 seconds West, 372.63 feet to a point (passing property of record as Valley West Section 2 in Plat Book 5210, page 96, R.O.D.C., Tennessee) to the point of beginning containing approximately 7.62 acres, more or less.

Being a portion of the same property conveyed to Marshall I. Karr by deed from Fala-Karr Joint Venture of record in Book 6783, page 289, Register's Office for Davidson County, Tennessee.

7 2 5 1 7

IDENTIFICATION REFERENCE

Dec 12 1 22 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF BOOK 7067 PAGE 678

FOR

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

230 [illegible] 0- CONT.
341.00 STAX
.50 PRFE
10.00 MISC
CHECK 656.50-
05/05A12/[illegible]/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72517

IDENTIFICATION REFERENCE

Dec 12 1 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No22388