mmp

BOOK 7686 PAGE 525

FROM: Bobbi J. Burton as Executrix and Trustee of the Estate of William F. Burton, Jr.

TO: Warren M. Johnson, Sr. and wife, Patricia K. Johnson

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:	Mortgagee:	Map-Parcel No.
Warren M. Johnson, Sr. 2012 Tyne Blvd. Nashville, TN 37215	Sovran Bank/Central South One Commerce Place Nashville, TN 37239	26-13-43

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,729,500.00.

Warren M Johnson Sr
Affiant

Subscribed and sworn to before me, this the 25th day of October, 1988.

Margaret M. Pitchett
Notary Public

My Comm. Expires: January 10, 1989

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Bobbi J. Burton, as Executrix and Trustee of the Estate of William F. Burton, Jr., hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Warren M. Johnson, Sr. and wife, Patricia K. Johnson, as tenants by the entirety, hereinafter the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights, privileges, appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said real property and has a good right to convey it, and said real property is unencumbered except for such matters as are described in Exhibit "B" attached hereto and incorporated herein by reference. GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real property to GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters described in Exhibit B), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

79646

IDENTIFICATION REFERENCE

OCT 25 3 56 PM '88

RECEIVED WILSON NT REGISTER DAVIDSON COUNTY TN

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 25th day of October, 1988.

THE ESTATE OF WILLIAM F. BURTON, JR.

BY: Bobbi J. Burton
BOBBI J. BURTON, AS EXECUTRIX
AND TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bobbi J. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Executrix and Trustee of the Estate of William F. Burton, Jr., the within named bargainor, and that she as such Executrix and Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Executrix and Trustee of the Estate of William F. Burton.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of October, 1988.

Margaret M. Pritchett
NOTARY PUBLIC

My Commission Expires: January 10, 1989

MARGARET M. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENN.

mmp218:10/20/88
XBP014-003

EXHIBIT A

A tract or parcel of land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 37, 50, 51, 3, 4, 5, 6 & 36 of the revised plan of Terra-View Subdivision, of record in Book 4660, page 15, Register's Office for said County, and more particularly described according to said Plan and according to a survey, dated July 7, 1972, revised September 6, 1973, made by Barge, Waggoner, Sumner & Cannon, Engineers-Planners, Nashville, Tennessee, as follows:

Beginning at a concrete monument at the intersection of the northerly margin of Wade Circle (South) and the easterly right-of-way line of Two Mile Parkway, as now located, and being the southwestern most corner of the tract herein described; thence, with the easterly right-of-way line of Two Mile Parkway and with an access control fence of the easterly right-of-way line of the ramp to Interstate Highway No. I-65, North 15° 27' 55" West 201.49 feet to a concrete monument; thence, continuing with an access control fence of the easterly right-of-way line of said ramp, North 04° 53' 14" West 209.99 feet to a point; thence, with the southerly margin of the right-of-way line of a cul-de-sac, North 67° 45' 22" East 103.82 feet to a point; thence, North 21° 24' 53" West 104.08 feet to a point in the southerly margin of Wade Circle (North); thence, easterly with Wade Circle (North), North 68° 31' 01" East 10.23 feet to a point, the beginning of a curve to the right having a radius of 450.00 feet and a delta of 22° 17' 13"; thence, continuing with Wade Circle (North); and around said curve, an arc distance of 175.04 feet to a point on the west line of Lot 49 on the Plan of Terra-View (Revised) Subdivision of record in Book 1424, page 4, Register's Office for said County; thence, with said west line, South 07° 29' 01" East 234.00 feet to a point, being the southwest corner of said Lot 49; thence, with the southerly line of said Lot 49, North 72° 45' 34" East 69.80 feet to a point; thence, South 14° 54' 03" East 236.31 feet to a point in the northerly margin of Wade Circle (South); thence, westerly with Wade Circle (South) and around a curve to the left having a radius of 550.00 feet and a delta of 1° 40' 01", an arc distance of 16.00 feet to a point; thence, continuing with Wade Circle (South), South 67° 25' 24" West 335.90 feet to the point of beginning, containing 3.30 acres, more or less.

Being the same property conveyed to William F. Burton, Jr., Walter Reed Capps and Jack Driver & Sons, Inc., by deeds of record in Book 4562, page 113, Book 4663, page 172, and Book 4664, page 630, Register's Office for Davidson county, Tennessee, and being the same property conveyed to William F. Burton, Jr. by Exchange Agreement from Jack Driver & Sons, Inc. and Walter Reed Capps, of record in Book 4808, page 909, Register's Office for Davidson County, Tennessee, and being property vested in Bobbi J. Burton, as Trustee under the Last Will and Testament of William F. Burton, Jr., of record in Will Book 158, page 584, Probate Court for Davidson County, Tennessee.

Box L

SCHEDULE B

PERMITTED EXCEPTIONS

1. Rights or claims of tenants in possession under day to day leases.

2. Easements, or claims of easements, not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. 1988 Metropolitan Government and Goodlettsville City taxes both of which are due and payable but have been prorated among the parties and assumed by Grantee.

5. Deed of Trust from Bobbi J. Burton, as Trustee and Executrix under the Last Will and Testament of William F. Burton, Jr., Deceased, and Bobbi J. Burton, an unmarried person, to Scott C. Williams, of Nashville, Tennessee, Trustee, dated July 6, 1988, of record in Book 7593, page 965, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $875,000.00, payable to Sovran Bank/Central South, a Tennessee banking corporation.

6. Sanitary Sewers Easement and any temporary construction easements, of record in Book 5396, page 604, said Register's office.

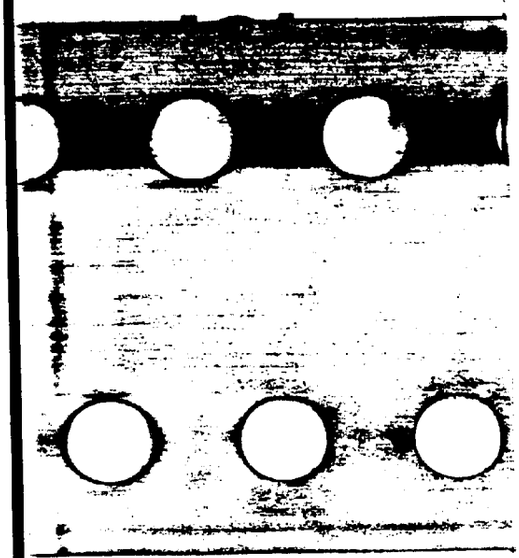
7. All matters as shown on the Plan of record in Book 4660, page 15, said Register's Office.

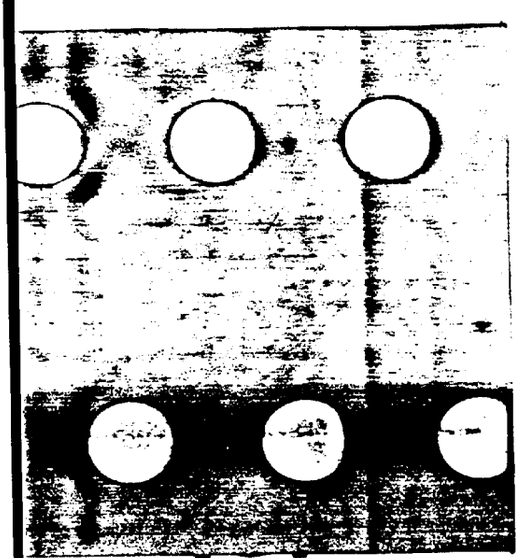
8. Lack of direct access to property condemned for Interstate Highway 65 from the premises in question, such right of access having been condemned in Suits No. A4360, A4359 and A4467, in the Third Circuit Court of Davidson County, Tennessee, and recorded in Book 4257, page 893, and Book 4310, page 274, said Register's Office.

9. Survey by Barge, Waggoner, Sumner & Cannon, Engineers-Planners, dated July 7, 1972, shows paving and fence encroaching over the corner of a cul-de-sac of Wade Circle, and a fence encroaching from the most northern northeast corner of premises into Wade Circle.

MMP:010/042

0851 10/25 0101 03CHECK 9019.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7686 PAGE 529

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 2729500.00
CON TX 9007.35
PRFEE 0.50
WDEED 12.00
TOTAL 9019.85
CHECK 9019.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/88 01 15:59 0001 0851

7:9646

IDENTIFICATION REFERENCE

OCT 25 3 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147596