Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Culwell E. Ward and wife, Barbara Ward 5867 East Ashland Drive Nashville, TN 37215	145-09-039	First American National Bank First American Center Nashville, TN. 37237
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 and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Daniel R. Loftus and wife, Karla S. Loftus (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Culwell E. Ward and wife, Barbara Ward (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this 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.

2. Restrictive Covenants contained in instrument of record in Book 3766, page 609, amended in Book 3788, page 404 and Book 3813, page 383, Register's Office, Davidson County, Tennessee.

3. All matters on the Plan of record in Book 3600, page 54, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Culwell E. Ward
Affiant

Subscribed and sworn to before me this 15th day of February, 1989.

Notary Public
My Commission Expires: 3/1/90

This is improved property located at 5867 East Ashland Drive, Nashville, Tennessee 37215.

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

Grantors covenant with the Grantees that the Property is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantors.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 15th day of February, 1989.

Daniel R. Loftus

Daniel R. Loftus

Karla S. Loftus

Karla S. Loftus

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, DANIEL R. LOFTUS, 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 15th day of February, 1989.

Patsy A. Martin

Notary Public

My Commission Expires: 3/17/90

PATSY A. MARTIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, KARLA S. LOFTUS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of February, 1989.

Notary Public

My Commission Expires: 3/11/90

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Tyne Valley Estates, Section 5, as of record in Book 3600, page 54, Register's Office for said County.

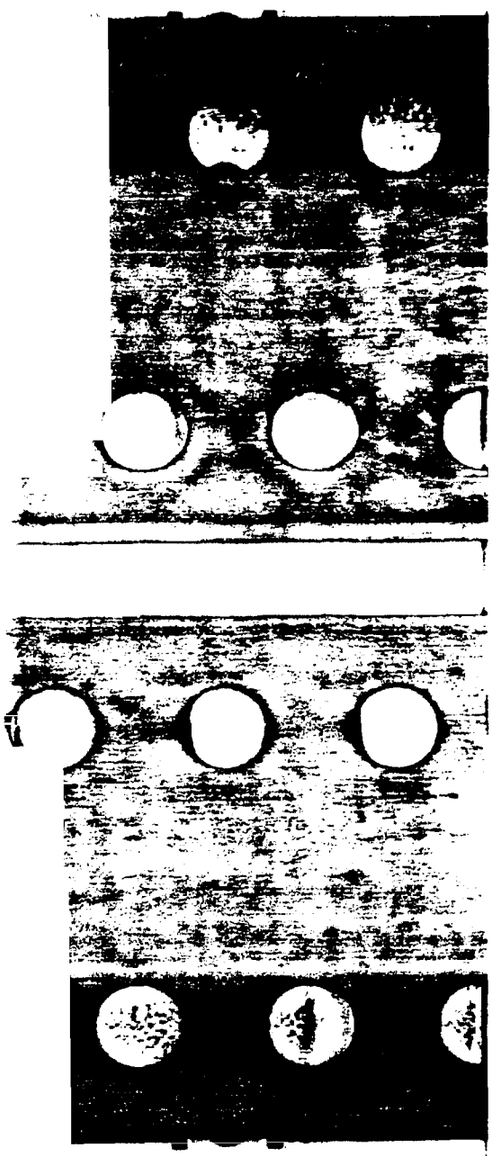
Said Lot No. 91 fronts 274.62 feet on the northerly side of East Ashland Drive and extends back 307.1 feet on the easterly line and 386.35 feet on the westerly line to a dead line in the rear on which it measures 145.1 feet.

Being the same property conveyed to Daniel R. Loftus and wife, Karla S. Loftus, by deed from Benjamin Hood Williams, Jr. and wife, Elaine R. Williams, of record in Book 5639, page 719, Register's Office for Davidson County, Tennessee.

8095 02/17 0101 03CHECK 887.00

09708

FEB 17 10 34 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7774 PAGE 445

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	265000.00
CON TX	874.50
PRFEE	0.50
WDEED	12.00
TOTAL	887.00
CHECK	887.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/17/89 01 10:35 0001 8095

097.08

IDENTIFICATION REFERENCE

FEB 17 10 34 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 182553