LL560 7/14/89 lm

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):	
M. Dale McCulloch Steve D. Royer P. O. Box 727 Mt. Juliet, TN 37122	New Owner	Map 135 Part of Parcel 272.00 3083 10/05 0101 03CHECK:	92.50

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP (formerly known as Metropolitan Airport Center Limited), a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto M. Dale McCULLOCH and STEVE D. ROYER ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Lot 15 as shown on page three of a plat entitled "Phase One, Ransom Place" of record in Book 6900, page 924, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Metropolitan Airport Center Limited Partnership, a Tennessee limited partnership by deed of record in Book 7380, page 767, and by deed of record in Book 7193, page 254, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1521 Mock Orange Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 19th day of September, 1989.

7 1 8 0 1

IDENTIFICATION REFERENCE

Oct 5 8 45 AM '89

METROPOLITAN AIRPORT CENTER
LIMITED PARTNERSHIP

By: _____
General Partner

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public, Miller G. Kimbrough, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Metropolitan Airport Center Limited Partnership, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 19th day of September, 1989.

Notary Public

My Commission Expires:

10-6-91

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration or value (whichever is greater) for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 1989.

Notary Public

My Commission Expires:

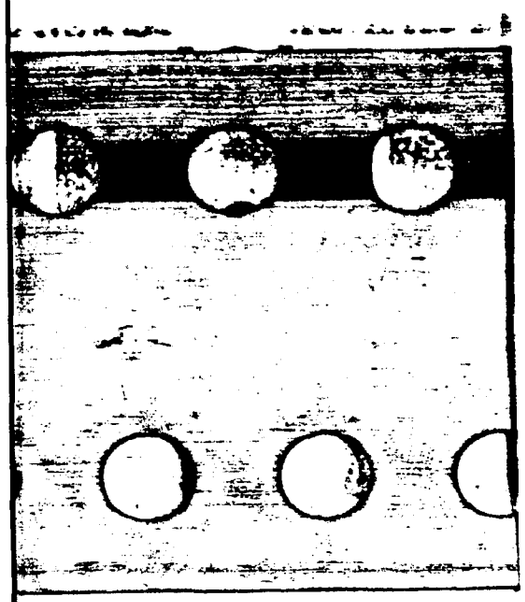
10-6-91

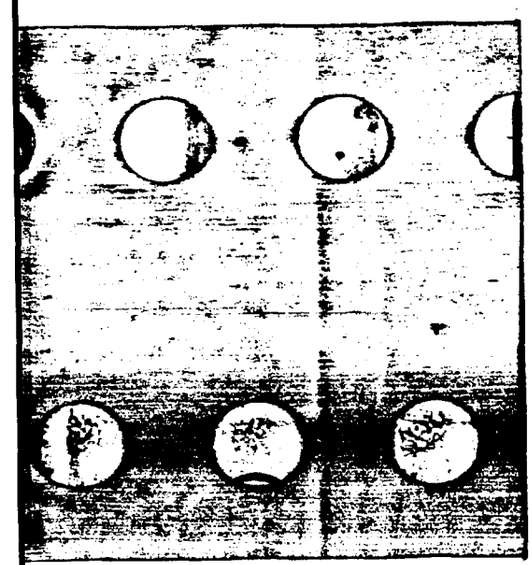
EXHIBIT A

1. Matters shown by the plat entitled "Phase One, Ransom Place" of record in Book 6900, page 923, Register's Office of Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, and Restrictions For the Residential Portion of Ransom Place Phase One of record in Book 7867, page 81, and Book 7885, page 868, Register's Office of Davidson County, Tennessee.

3. Taxes for 1989, a lien but not yet due and payable.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7954 PAGE 841

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	25000.00
CON TX	82.50
PRFEE	1.00
WDEED	9.00
TOTAL	92.50
CHECK	92.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/89 01 08:47 0001 3083

7.18011

IDENTIFICATION REFERENCE

OCT 5 8 46 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255289