FILE BOX 57 BOOK 7980 PAGE 858

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11-17-89

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Rabon W Johnson
Affiant

Subscribed and sworn to before me this 17th day of November, 1989.

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires Nov. 21, 1992

Notary Public

My commission expires

83062

IDENTIF. REFERENCE

NOV 17 3 33 PM '89

FELIX Z. ... REGISTER DAVIDSON CO. TN.

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
Rabon W. Johnson, Gary A. Toliver and J.D. and Melba Sircy 1106 Gallatin Road Madison, TN 37115	NEW OWNER	Map 51-8 Parcel 187

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 consideration, the receipt of which is hereby acknowledged, **NCNB National Bank of North Carolina, as Trustee for the NCNB Corporation and Designated Subsidiaries Retirement Plan and Trust as successor to Bankers Trust of South Carolina, N.A., as Trustee under the Pension Plan and Trust of Bankers Trust of South Carolina** (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **Rabon W. Johnson, Gary A. Toliver and J.D. Sircy and wife, Melba Sircy as Tenants in common each holding a one-third interest (J.D. Sircy and wife, Melba Sircy to hold together a one-third interest as tenants by the entirety)** (the "Grantees"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

All that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in the City of Nashville, County of Davidson, State of Tennessee, containing .50 acres, more or less, and being more fully described shown and delineated as Lot No. 1 on a plat of same surveyed for Yates Motor Company, Inc., by Barge, Waggoner, Sumner & Cannon, Engineers, dated October 9, 1974, and recorded in the Office of the Register of Deeds of Davidson County in Plat Book 4660, page 130, said property being located in the northwest quadrant of the intersection of Due West Avenue and Gallatin Pike, 19th Civil District of Nashville, Davidson County, Tennessee, and being more fully shown and delineated on the aforesaid plat as follows, to wit:

BEGINNING at a spike located on the western margin of Gallatin Pike, whereon the same corners with Lot No. 2 as shown on the aforesaid Plat, said spike being located 171.4 feet (measured along the said westerly margin of Gallatin Pike) from the right of way of the intersection of Due West Avenue with Gallatin Pike; thence from said

point of beginning along Lot No. 2 as shown on the aforesaid plat, N 57° 11' W for 215.56 feet to a spike; thence turning and running along property now or formerly of The Park Development Company N 23° 52' E for 100.0 feet to a spike; thence turning and running along property now or formerly of The Park Development Company and property now or formerly of the National Life & Accident Insurance Company S 57° 26' E for 224.46 feet to an iron pipe, which iron pipe is located on the westerly margin of Gallatin Pike; thence turning and running along the westerly margin of Gallatin Pike S 29° 00' W for 100.0 feet to a spike, this being the point of beginning.

Being the same property conveyed to the Grantor by deeds of record in Book 4876, page 552 and Book 5384, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all utility easements and such tenancies, restrictive covenants, easements and other matters as are of record as of the date hereof, and the lien of the ad valorem taxes respecting the subject property hereof, which taxes have been prorated as of closing and assumed by Grantee.

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, his heirs and assigns forever.

AND THE GRANTOR as Trustee does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR as Trustee does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of the Grantor this the 16th day of November, 1989.

NCNB National Bank of North Carolina, as Trustee for the NCNB Corporation and Designated Subsidiaries Retirement Plan and Trust (Successor to Bankers Trust of South Carolina, N.A., as Trustee Under the Pension Plan and Trust of Bankers Trust of South Carolina, N.A.)

By: Mark C. Stanley

Its: Vice President

BOOK 7986 PAGE 860

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark W. Shumaker, and with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Vice President of NCNB National Bank of North Carolina, as Trustee for the NCNB Corporation and Designated Subsidiaries Retirement Plan and Trust (Successor to Bankers Trust of South Carolina, N.A. as Trustee Under the Pension Plan and Trust of Bankers Trust of South Carolina, N.A. the within named bargainor, a ~~Tennessee corporation~~ National Banking Association, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ bank by himself as such Vice President.

WITNESS my hand and official seal at Charlotte, North Carolina, this the 16th day of November, 1989.

PETER McLEAN NOTARY PUBLIC MECKLENBURG

NOTARY PUBLIC

My commission expires: April 9, 1992

RECORDER'S MEMO
Legibility of Writing, Typing or Printing of this
Document Unsatisfactory When Received

5575 11/17 0101 03CHECK 868.00

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

RECEIVED OF _____

FOR _____

BOOK 7986 PAGE 861

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				260000.00
			CON TX	858.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	868.00
			CHECK	868.00
11/17/89		01	15:31 0001	5575

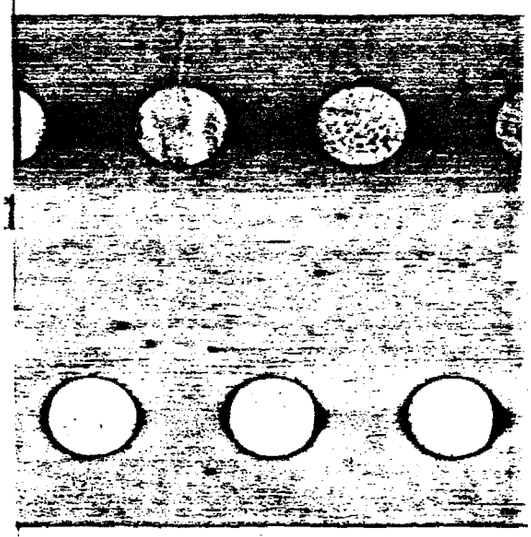
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

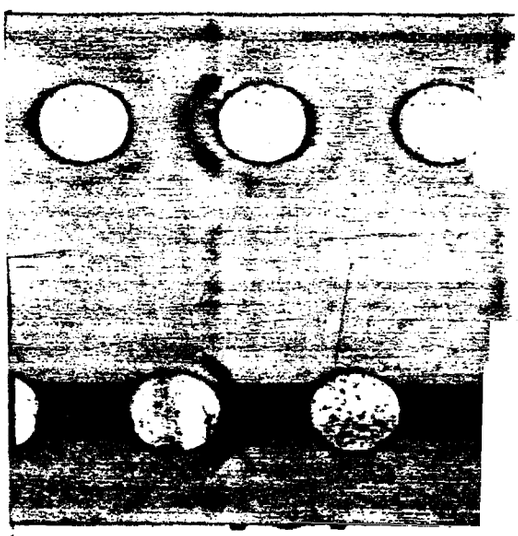
8306 2

IDENTIF. REFERENCE

NOV 17 3 33 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.





No. 268395