This instrument prepared from information furnished by parties.

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File Box 24

The property being conveyed hereby is (the same as) (a part of):

County ... Davidson ..... Civil Dist. ..... Tax Map 67 ..... Group ..... Control Map ..... Parcel unidentifie between Par. Nos. 50 & 60

This property has a street address of ... see attached - fronting Old Hydes Ferry Pike .....

In accordance with TCA §66-24-114, the name and address of the person or agency responsible for payment of real property taxes is:

Charles W. Cowell and wife, Jennie F. Cowell..
3918 Banbury Drive.....
Nashville, TN 37207.....

In accordance with TCA §66-24-115, this instrument was prepared by:

Harold Reeves, Atty.....
640 Spence Lane, Suite 218 .....
Nashville, TN 37217-0011.....
(615)361-6679.....

TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17th ...day of ..... November ..... 19 89 ..... by and between

GRANTOR

Cheatham County Rail Authority

GRANTEE

Charles W. Cowell and wife, Jennie F. Cowell

837060 IDENTIF. REFERENCE Nov 21 11 05 AM '89 FELIX Z. DAVIDSON CO. TN.

6357 11/21 0101 03CHECK 23.20

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of ... Nashville .....
.... Civil District, ... Davidson ..... County, Tennessee and more particularly described as follows:

LAND in Davidson County, Tennessee, being a lot known as Property Map #67, containing 1.1± acres, more or less, bounded on the east by Par. 60, on the west by Par. 59, fronting on Old Hydes Ferry Pike and the rear by a boundry 50 feet from the centerline of the MAC&N Railroad, see attached print made a part hereof.

BEING part of the same property conveyed to Cheatham County Rail Authority by Quitclaim Deed from Illinois Central Gulf Railroad Company, a Delaware Corporation, successor of Illinois Central Railroad Company, of record in Book 7229, page 547, Register's Office for Davidson County, Tennessee.

This conveyance subject to an easement of 50 feet running along the eastern boundary to the Railroad easement from Old Hydes Ferry Pike for ingress and egress to Cheatham County Rail Authority property and/or their assigns.

In accordance with T.C.A. §66-24-110, the character of the last preceding registered instrument relating to this property and the book and page wherein it is recorded is: Book 7229, page 547, Register's Office for Davidson County, Tennessee

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The Grantor's source of title for the property hereinabove described and the book and page wherein all instruments evidencing such title is recorded is:

Illinois Central Gulf Railroad Company, a Delaware Corporation, successor of Illinois Central Railroad

TO HAVE AND TO HOLD the aforesaid lot (s) or parcel (s) of land and all it's (their) privileges and appurtenances to the said Grantee forever, in fee simple, subject however to the exceptions, conditions, provisions, restrictions, reservations or encumbrances hereinabove contained.

The Grantor covenants with the Grantee that:

1. The Grantor has done nothing to impair such title as Grantor received, except as herein above set forth, and;

2. The Grantor will warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s), the day and year first above written.

Cheatham County Rail Authority
Name of Corporation or Partnership

By Vernon Knight
Name Vernon Knight, Chairman Title

Individual Grantor

Individual Grantor

Individual Grantor

Individual Grantor

ACKNOWLEDGEMENT BY INDIVIDUAL GRANTOR

STATE OF TENNESSEE ..... COUNTY

I, a Notary Public of the State and County aforesaid, certify that .....
the within named Grantor(s), with whom I am personally acquainted or who was (were) proved on the basis of satisfactory evidence to me to be the person(s) described in and who excuted the foregoing Special Warranty Deed, personally appeared before me and acknowledged under oath that (he) (she) (they) excuted the foregoing Special Warranty Deed as (his) (her) (their) free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this ..... day of

..... 19.....

.....
NOTARY PUBLIC

My Commission Expires: .....

ACKNOWLEDGEMENT BY CORPORATE (PARTNERSHIP) GRANTOR

STATE OF TENNESSEE ..... Davidson .. COUNTY

I, a Notary Public of the State and County aforesaid, certify that ... Vernon Knight ..... the person who signed this Special Warranty Deed on behalf of the (corporate) (partnership) Grantor, with whom I am personally acquainted, or who was proved on the basis of satisfactory evidence to me to be the person identified as the (officer) (partner) of the within (corporate) (partnership) Grantor, personally came before me this day and acknowledged that he is such (officer) (partner), as stated, of said (corporate) (partnership) Grantor and that by authority duly given and as the act of the (corporation) (partnership), the foregoing Special Warranty Deed was signed in its name by him as the (corporation's) (partnership's) free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL, this ..17th... day of ..... November .. 19 89

Gene H. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires ....5/22/93.....

STATE OF TENNESSEE
COUNTY OF .Davidson.....

AFFIDAVIT OF VALUE
PER T.C.A. §67-4-409 (a) (6) (A)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, or interest in property, transferred, whichever is greater, is $ 4,000.00 ..... which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Vernon Knight
.....
GRANTEE OR HIS AGENT

SUBSCRIBED AND SWORN TO before me this 17th ... day of

.....November..... 19 89

Gene H. Floyd
.....
NOTARY PUBLIC

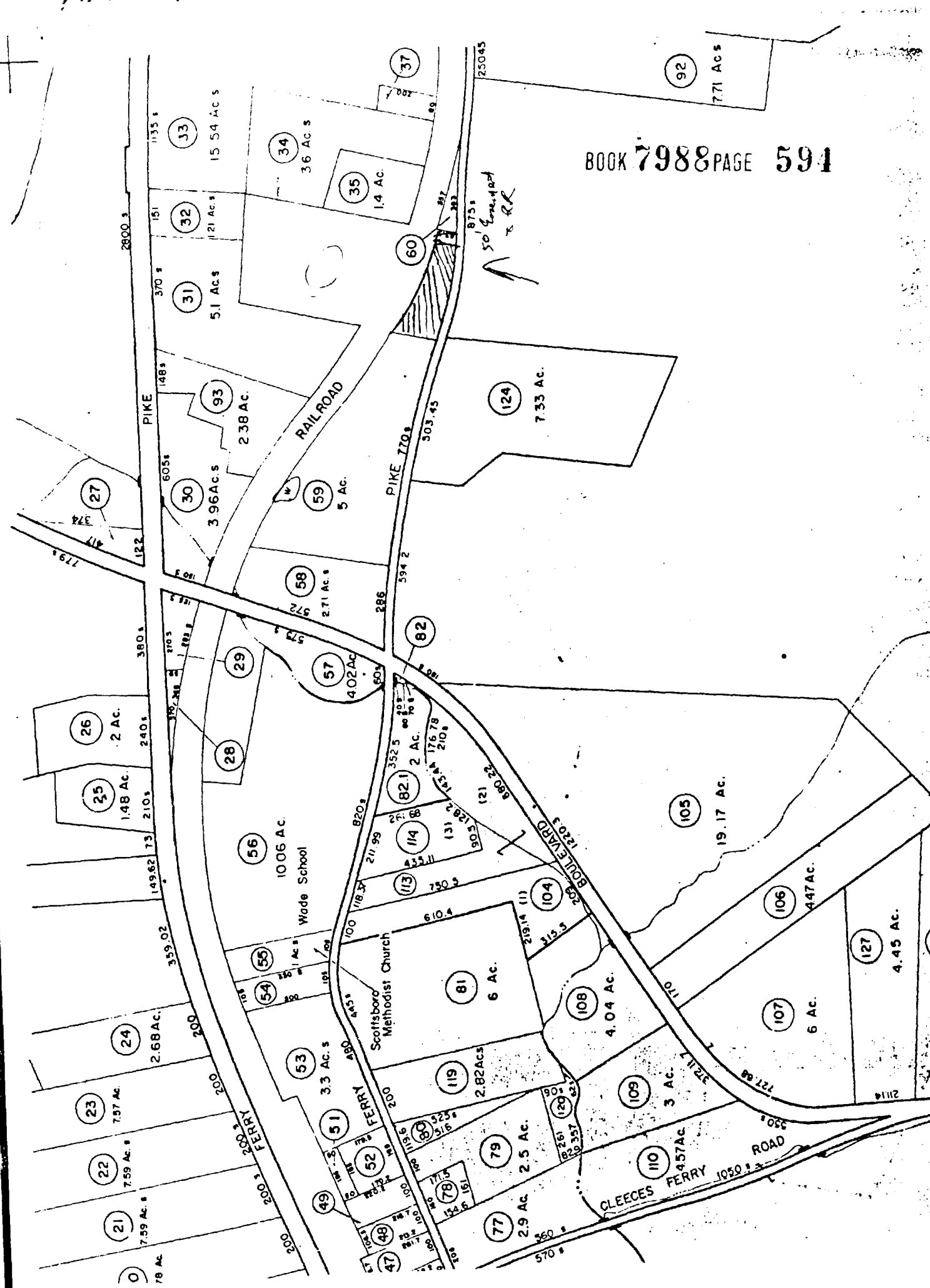
NOTARY PUBLIC AT LARGE STATE OF TE

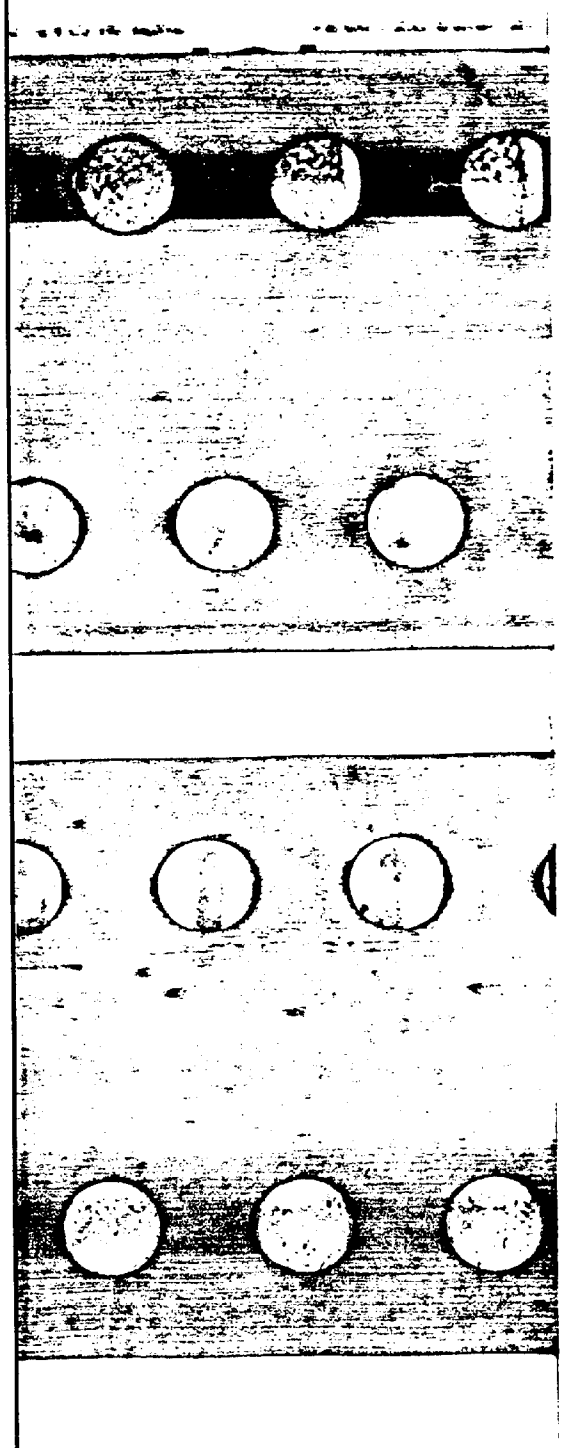
My Commission Expires: ..5/22/93.....

This space reserved for Register of Deeds recording data.

MAP 67 E

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	4000.00
CON TX	13.20
PRFEE	1.00
WDEED	9.00
TOTAL	23.20
CHECK	23.20

11/21/89 01 10:52 0001 6357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83706

IDENTIF. REFERENCE

Nov 21 11 06 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 269164