This instrument prepared from information furnished by parties.

BOOK 7992 PAGE 347

File Box 24

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

County ... Davidson ..... Civil Dist. ..... Tax Map 92-10 ... Group ..... Control Map ..... Parcel unidentified on Felicia St. next to Lot 24 T.M. Steger Subd.

This property has a street address of ... Felicia Street .....

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

James V. Blevins and J. William Blevins
P. O. Box 4670
Nashville, TN 37216

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	GRANTEE
Cheatham County Rail Authority	James V. Blevins and J. William Blevins

7833 11/28 0101 03CHECK 11.65

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 portion of the MAC&N Railroad right-of-way which is triangular in shape, approximately 42.55 feet in depth and fronts approximately 100 feet along the margin of Felicia Street, as outlined on the print attached hereto and 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.

8409

IDENTIF. REFERENCE

Nov 28 11 29 AM '89

PAULINE Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

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

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.

BOOK 7992 PAGE 348

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

Vernon Knight
Name Vernon Knight, Chairman Title

Individual Grantor

Individual Grantor

Individual Grantor

Individual Grantor

ACKNOWLEDGEMENT BY INDIVIDUAL GRANTOR

STATE OF TENNESSEE ..... COUNTY

a Notary Public of the State and County aforesaid, certify that ..... proved on the basis of satisfactory evidence to me to be 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) executed 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 with whom I am personally acquainted, the person who signed this Special Warranty Deed on behalf of the (corporate) (partnership) Grantor, 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, 1989

Jean W. Floyd
NOTARY PUBLIC

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 $ 500.00 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

Jean W. Floyd
NOTARY PUBLIC

My Commission Expires: 5/22/93

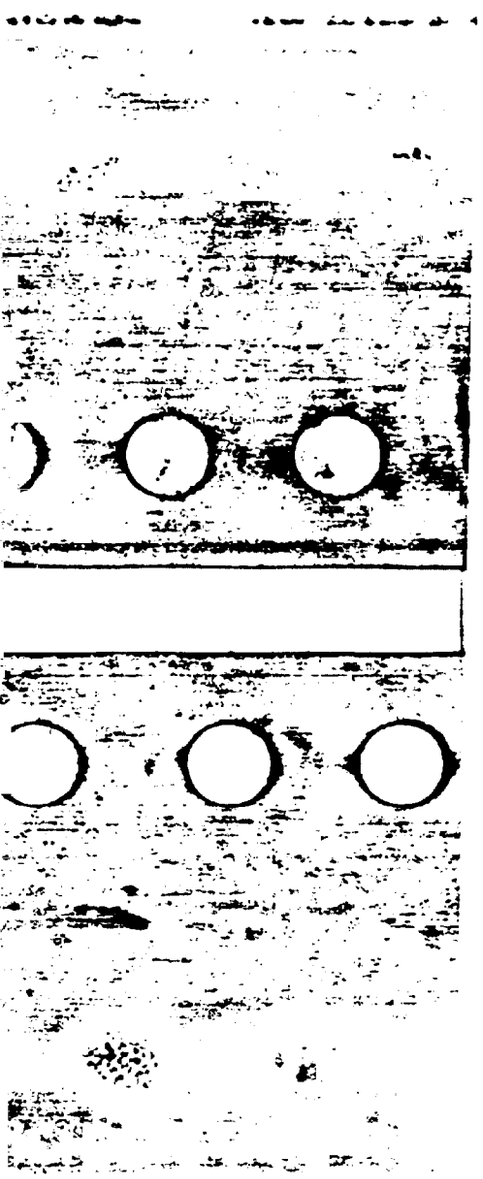
This space reserved for Register of Deeds recording data.

eligibility of ... consideration ... payment ...

MAP 92-10



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 7992 PAGE 350

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 500.00
MDR TX 1.65
ERR CO
MDR TX 1.65-
CON TX 1.65
PRFEE 1.00
WDEED 9.00
TOTAL 11.65
CHECK 11.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/28/89 01 11:27 0001 7833

8 4 9 0 9

IDENTIF. REFERENCE

Nov 28 11 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270626