(3)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
W. FRED WILLIAMS and R. HILTON WICKHAM c/o 436 Waterford Franklin, TN 37064		Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (APC)
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, The Brothers Partnership, a Tennessee general partnership composed of Stuart S. Southard and Meredith E. Flautt, Jr. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to W. Fred Williams and R. Hilton Wickham as tenants-in-common (the "Grantee"), Grantee's 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. Such other matters as shown on Exhibit A.

This is unimproved property.

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

W. Fred Williams
Affiant

Subscribed and sworn to before me this 12th day of January, 1990.

Richard H. Warren
Notary Public
My Commission Expires: 11/20/93

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12th day of January, 1990.

THE BROTHERS PARTNERSHIP

By: Stuart S. Southard
Stuart S. Southard,
General Partner

By: Meredith E. Flautt Jr.
Meredith E. Flautt, Jr.,
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Julia Ann Sherron, Notary Public, Stuart S. Southard, 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 The Brothers Partnership, a general partnership, and is authorized to execute this instrument on behalf of The Brothers Partnership.

WITNESS my hand, at office, this 12th day of January, 1990.

Julia Ann Sherron
Notary Public

My Commission Expires: 10/29/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Julia Ann Sherron, Notary Public, Meredith E. Flautt, 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 The Brothers Partnership, a general partnership, and is authorized to execute this instrument on behalf of The Brothers Partnership.

WITNESS my hand, at office, this 12th day of January, 1990.

Julia Ann Sherron
Notary Public

My Commission Expires: 10/29/91

WP:APCWDSS3

EXHIBIT "A"

REVISED DEED DESCRIPTIONS
LOTS TWO AND THREE ON THE RESUBDIVISION OF LOT 4
BRIDAL PATH ESTATES; BLOCK "B"
W&A FILE NO. 131-0190

Tract 1:

Property located in the 33rd Councilmanic District of Davidson County, Tennessee, being within the incorporated boundaries of the City of Oak Hill and being a portion of Lot Number Four on the Map of Bridal Path Estates, Block "B" as of record in Plat Book 974, page 77, R.O.D.C., Tennessee; and, being more particularly described according to a survey performed by Wamble & Associates dated January 5, 1990, as follows:

Beginning at an iron pin set on the northern right-of-way of Overton Lea Road, said pin being 190.96 feet, as measured along said right-of-way, east of an existing concrete monument, being the original southwest corner of aforementioned Lot Number Four and the southeast corner of Lot Number Six, having been conveyed to Genevieve Farris as of record in Deed Book 2032, page 354, R.O.D.C., Tennessee; thence, leaving said northern right-of-way and following the common line between Lots One and Two North 07 degrees 34 minutes 03 seconds west 499.89 feet to an iron pin set. Said pin being on the south line of property conveyed to William Lipscomb Davis as of record in Deed Book 7661, page 690, R.O.D.C., Tennessee; thence, following said south line north 89 degrees 10 minutes 00 seconds east 310.00 feet to an iron pin set; thence following the common line between Lots Two and Three south 09 degrees 34 minutes 32 seconds West 479.27 feet to an iron pin set on the northern right-of-way of Overton Lea Road; thence, following said northern right-of-way with a curve to the left having a central angle of 02 degrees 33 minutes 10 seconds, a radius of 674.07 feet, an arc length of 30.03 feet, a tangent of 15.02 feet and a chord bearing and length of south 88 degrees 34 minutes 36 seconds west 30.03 feet to an existing iron pin; thence, with a curve to the left having a central angle of 14 degrees 51 minutes 29 seconds, a radius of 409.25 feet, an arc length of 106.13 feet, a tangent of 53.36 feet, and a chord bearing and length of south 80 degrees 37 minutes 12 seconds west 105.83 feet to an existing iron pin; thence, with a curve to the left having a central angle of 01 degrees 22 minutes 58 seconds, a radius of 1302.18 feet, an arc length of 31.43 feet, a tangent of 15.71 feet, and a chord bearing and length of south 72 degrees 29 minutes 58 seconds west 31.43 feet the point of beginning.

Containing 113,870 square feet or 2.6141 acres.

Being a portion of the same property conveyed to Cully A. Cobb, Jr. and wife, Mary Catheryn, as of record in Deed Book 6542, page 774, R.O.D.C., Tennessee, and being a portion of the same property conveyed to The Brothers Partnership by deed of record in Book 8030, page 761, RODC, Tennessee.

SUBJECT TO:

1. 1990 real estate taxes;

2. Restrictions of record in Book 2029, page 596, RODC, Tennessee;

3. One hundred fifty (150) foot minimum building setback line from Overton Lea Road, easement for Bridle Path, and other matters shown on plat of record.

Tract 2:

Property located in the 33rd Councilmanic District of Davidson County, Tennessee, being within the incorporated boundaries of the City of Oak Hill and being a portion of Lot Number Four on the Map of Bridal Path Estates, Block "B" as of record in Plat Book 974, page 77, R.O.D.C., Tennessee; and, being more particularly described according to a survey performed by Wamble & Associates dated January 5, 1990, as follows:

Beginning at an iron pin set on the northern right-of-way of Overton Lea Road, said pin being 358.55 feet, as measured along said right-of-way, east of an existing concrete monument. Being the original southwest corner of aforementioned Lot Number Four and the southeast corner of Lot Number Six, having been conveyed to Genevieve Farris as of record in Deed Book 2032, page 354, R.O.D.C., Tennessee; thence, leaving said northern right-of-way and following the common line between Lots Two and Three North 09 degrees 34 minutes 32 seconds east 479.27 feet to an iron pin set. Said pin being on the south line of property conveyed to J. William Denny, et ux as of record in Deed Book 6197, page 820, R.O.D.C., Tennessee; thence, following said south line north 89 degrees 10 minutes 00 seconds east 275.87 feet to an existing concrete monument being Denny's southeast corner said monument also being on the west line of property conveyed to Everett H. Lowe, et ux as of record in Deed Book 6486, page 122, R.O.D.C., Tennessee; thence, following said west line south 20 degrees 11 minutes 30 seconds west 529.60 feet to an existing concrete monument on the northern right-of-way of Overton Lea Road said monument also being the southwest corner of said Lowe Property; thence, following said northern right-of-way with a curve to the left having a central angle of 00 degrees 39 minutes 04 seconds, a radius of 4297.18 feet, an arc length of 48.84 feet, a tangent of 24.42 feet, and a chord bearing and length of north 79 degrees 14 minutes 18 seconds west 48.84 feet to an existing iron pin; thence, with a curve to the left having a central angle of 10 degrees 39 minutes 57 seconds, a radius of 674.07 feet, an arc length of 125.48 feet, a tangent of 62.92 feet, and a chord bearing and length of north 84 degrees 48 minutes 51 seconds west 125.30 feet to the point of beginning.

Containing 109,284 square feet or 2.5088 acres.

Being a portion of the same property conveyed to Cully A. Cobb, Jr. and wife, Mary Catheryn, as of record in Deed Book 6542, page 774, R.O.D.C., Tennessee, and being a portion of the same property conveyed to The Brothers Partnership by deed of record in Book 8030, page 761, RODC, Tennessee.

SUBJECT TO:

1. 1990 real estate taxes BOOK 8030 PAGE 783

2. Restrictions of record in Book 2029, page 596, RODC, Tennessee;

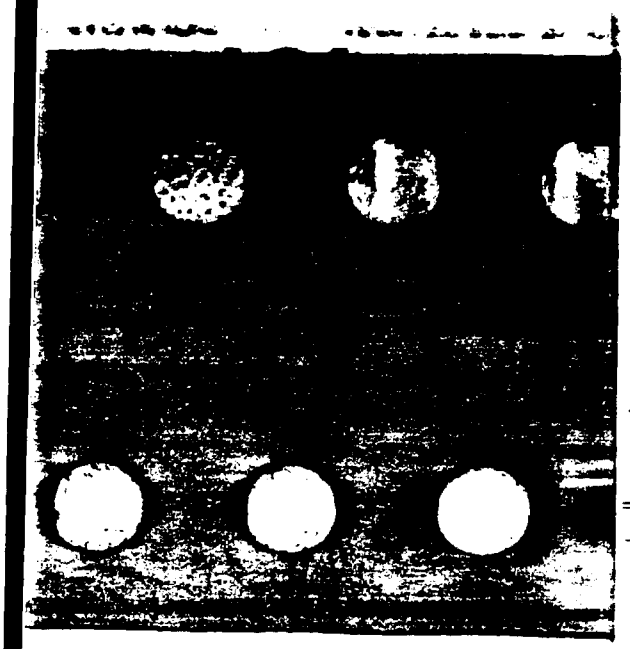
3. One hundred fifty (150) foot minimum building setback line from Overton Lea Road, easement for Bridle Path, and other matters shown on plat of record.

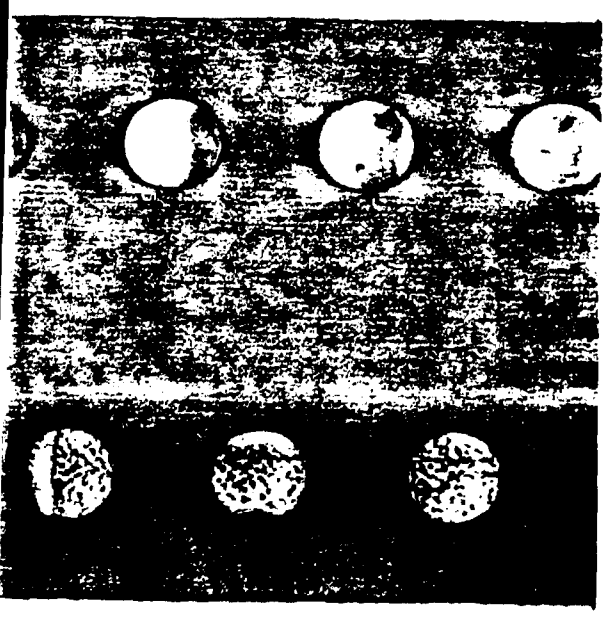
98257

IDENTIF. REFERENCE

Jan 27 11 00 AM '98

1992 12/23 1101 03CHECK 775.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8030 PAGE 784

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 230000.00
CON TX 759.00
PRFEE 1.00
WDEED 15.00
TOTAL 775.00
CHECK 775.00

01/23/90 01 16:00 0001 5352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98257

IDENTIF. REFERENCE

JAN 23 4 02 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 286433