This instrument was prepared by:
B. Riney Green
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8191 PAGE 702

SPECIAL WARRANTY DEED

FROM: Mary C. Freeman, Grantor
TO: J. Gary Allen and spouse, Teryl P. Allen, Grantees

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
J. Gary Allen 2517 Lebanon Road Nashville, TN 37214	Same	95-4-44 95-4-46
		Field Book Numbers 3DZ- 048

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is five hundred fifty thousand dollars ($550,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of September, 1990.

Notary Public

My Commission Expires: May 20, 1992

FOR AND IN CONSIDERATION OF the sum of five hundred fifty thousand dollars ($550,000.00), the receipt and sufficiency of which are hereby acknowledged, Mary C. Freeman, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said J. Gary Allen and spouse, Teryl P. Allen, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A hereto which is incorporated herein by reference.

This is improved property, known as 2517 Lebanon Road, Nashville, Tennessee 37214.

This conveyance is expressly made subject to those matters set forth on Exhibit B hereto, which is herein incorporated by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject, but in no event shall Grantor's liability hereunder exceed the amount of consideration paid by Grantees hereunder.

Witness my hand this 5 day of September, 1990.

Mary C. Freeman
MARY C. FREEMAN

STATE OF FLORIDA)
COUNTY OF COLLIER)

Personally appeared before me, Joyce E. Horton, a Notary Public of said County and State, Mary C. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of September, 1990.

Joyce E. Horton
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 2,1994
BONDED THRU GENERAL INS. UND.

5 5 8 0 6

IDENTIFICATION

SEP 7 2 43 PM '90

7831 09/07 0101 03CHECK 1828.00

9543G/09-04-90

EXHIBIT A

TRACT I

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Lebanon Road, between McGavock Pike and Graylynn Drive, being a portion of the property conveyed to Mary C. Freeman by Freeman BMD, a Delaware joint venture, by deed of record in Book 7769, Page 379, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Lebanon Road said point being easterly 552 feet, more or less, from the centerline of McGavock Pike;

THENCE, with said margin N 78° 35' E, 88.47 feet to a point;

THENCE, leaving said margin S 11° 17' E, 200.01 feet to a point;

THENCE, S 78° 35' W, 90.56 feet to a point;

THENCE, N 10° 41' W, 200.03 feet to the point of beginning;

Containing 17,904 square feet or 0.41 acres, more or less.

TRACT II

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Lebanon Road between McGavock Pike and Graylynn Drive, being a portion of the property conveyed to Mary C. Freeman by Freeman BMD, a Delaware joint venture, by deed of record in Book 7769, Page 379, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Lebanon Road, said point being easterly 455 feet, more or less, from the centerline of McGavock Pike;

THENCE, with said margin N 78° 35' E, 97.18 feet to a point;

THENCE, leaving said margin S 10° 41' E, 407.13 feet to a point in the northerly line of Eva More Heights Subdivision as of record in Book 1424, Page 149, R.O.D.C.;

THENCE, with said line N 83° 56' W, 73.18 feet to a point;

THENCE, continuing with said line N 83° 54' W, 25.07 feet to a point;

THENCE, leaving said line with the easterly line of property conveyed to B. N. Oakley by deed of record in Book 5117, Page 818, R.O.D.C., N 11° 09' W, 377.57 feet to the point of beginning;

Containing 37,498 square feet or 0.86 acre, more or less.

Tracts I and II are described in a survey dated August 29, 1990 prepared and certified by Wendell H. Talley, Sr. of Barge, Waggoner, Sumner and Cannon, Tennessee License No. 785, whose address is 162 Third Avenue North, Nashville, TN 37219.

Together with Grantor's right, title and interest in the easement described in that instrument of record in Book 2496, Page 492, R.O.D.C. as amended by instrument of record in Book 3945, Page 210, R.O.D.C..

9544G/09-04-90

EXHIBIT B

EXCEPTIONS

1. 1990 Taxes.

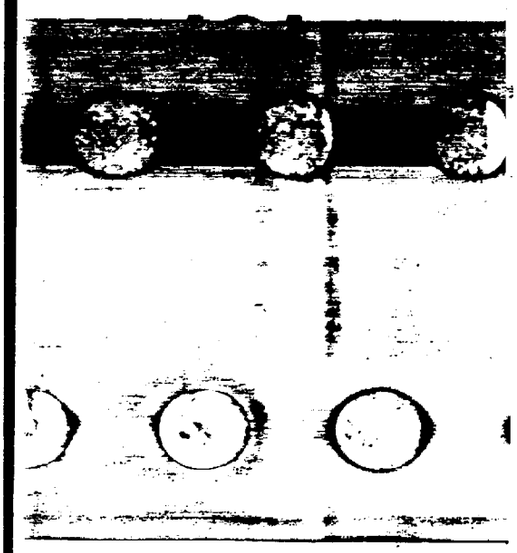
2. Restrictions contained in instrument of record in Book 2741, Page 2, Register of Deed's Office of Davidson County, Tennessee.

3. Right-of-Way for Ingress and Egress as set forth in instrument of record in Book 2496, Page 492, as amended by instrument of record in Book 3945, Page 210, said Register's Office, together with agreements concerning maintenance fees.

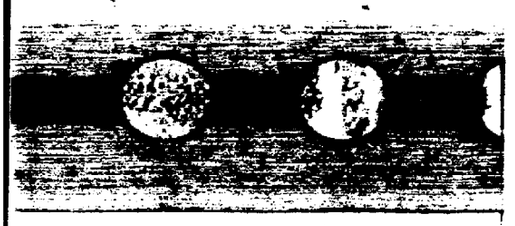
4. Sanitary sewer and storm drainage easements as set forth in instruments of record in Book 4278, Page 168; Book 4281, Page 243; Book 4281, Page 240 and Book 4298, Page 508, said Register's Office.

5. Deed of Trust to Frank M. Newman as Trustee of record in Book 5699, Page 622, said Register's Office, securing a lease guarantee to R. T. White and Lillian White Castleman (as to Tract II).

6. Purchase Money Deed of Trust to B. Riney Green, Trustee of record in Book ___, Page ___, securing a Promissory Note payable to Mary C. Freeman.







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8191 PAGE 706

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
	550000.00
CON TX	1815.00
PRFEE	1.00
WDEED	12.00
TOTAL	1828.00
CHECK	1828.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/07/90 01 14:45 0001 7081

55806

IDENTIFICATION REFERENCE

SEP 7 2 43 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 353755