SPECIAL WARRANTY DEED

FROM: FIRST AMERICAN TRUST COMPANY, JOEL O. CHEEK, and CHARLES J. KINCAID, CO-EXECUTORS OF THE ESTATE OF JOHN FLEMING, Grantors

TO: WAYNE P. McDONALD, Grantee

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

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
3800 Murphy Rd Nashville, Tn. 37204		104-5-24
	Same	Field Book Numbers
		25W 06360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Eight Thousand Dollars ($48,000).

Wayne P. McDonald
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of September, 1990.

Jill R. Zieg
Notary Public

My Commission Expires: My Commission Expires May 23, 1994

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, First American Trust Company, Joel O. Cheek and Charles J. Kincaid, Co-Executors of the Estate of John Fleming, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Wayne P. McDonald, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of West Grove Subdivision, as of record in Book 421, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the northerly side of Murphy Road and runs back between parallel lines 164.4 feet to an alley. And being the same property conveyed to Joseph E. Story and wife, Vera E. Story, from United Realty Company by deed of record in Book 1006, page 265, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Fleming, Trustee, by deed dated October 17, 1940, recorded in Book 1165, page 155, Register's Office for Davidson County, Tennessee, the said John Fleming having since died.

This is improved property, known as 3802 Murphy Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which have been prorated and will be paid by Grantee.

2. All easements, conditions and other matters shown on the Plan of Record recorded in Book 421, page 85, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors, as co-executors, are lawfully seized and possessed of said land in fee simple and, as co-executors, have a good right to convey it.

And Grantors do further covenant and bind Grantors, as co-executors of the Estate of John Fleming, but no further or otherwise, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness our hands this 19 day of September, 1990.

CO-EXECUTORS OF THE
ESTATE OF JOHN FLEMING

By: Joel O Cheek
Joel O. Cheek,
Co-Executor

By: Charles J. Kincaid
Charles J. Kincaid,
Co-Executor

By: First American Trust
Company, Co-Executor, but
no further or otherwise

By Edward Russell V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jill R. Zieg, a Notary Public of said County and State, personally appeared Joel O. Cheek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a co-executor of THE ESTATE OF JOHN FLEMING, the within named bargainor, an estate, and that he as such co-executor executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as co-executor.

Witness my hand and seal, at Office, this 19th day of September, 1990.

Jill R. Zieg
Notary Public

My Commission Expires: My Commission Expires May 23, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jill R. Zieg, a Notary Public of said County and State, personally appeared Charles J. Kincaid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a co-executor of THE ESTATE OF JOHN FLEMING, the within named bargainor, an estate, and that he as such co-executor executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as co-executor.

Witness my hand and seal, at Office, this 19th day of September, 1990.

Jill R. Zieg
Notary Public

My Commission Expires: My Commission Expires May 23, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jill R. Zieg, a Notary Public of said County and State, personally appeared Emmett Bussell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice Presiden (or other officer authorized to execute the instrument) of First American Trust Company, a co-executor of THE ESTATE OF JOHN FLEMING, the within named bargainor, an estate, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as Vice President of First American Trust Company, the co-executor.

Witness my hand and seal, at Office, this 19th day of September, 1990.

Jill R. Zieg
Notary Public

My Commission Expires: My Commission Expires May 23, 1994

58881

SEP 20 3 57 PM '90

0740 09/20 0101 03CHECK 171.40

0630w/09-19-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 238

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 48000.00
CON TX 158.40
PRFEE 1.00
WDEED 12.00
TOTAL 171.40
CHECK 171.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9-20-90 02 15:02 0001 0740

5888 I.

IDENTIFICATION REFERENCE

SEP 20 3 57 PM '90

No. 357362