FILE BOX 3

BOOK 8319 PAGE 172

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Yon H. Burton 8417 Rolling Hills Dr. Nashville, TN 37221	SAME	MAP 114-14-A PARCEL 4 8D-65303

This Instrument Prepared by Jack Case Wilson, Esq.
Cumberland Title Company, 25 Century Bv., Suite 405
Nashville, Tennessee, 37214

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank of Middle Tennessee, (Grantor) has bargained and sold, and hereby transfers and conveys to Yon H. Burton (Grantee) and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the property).

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Yon H. Burton and assigns, forever.

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 assumed by the Grantee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee and assigns against the lawful claims of all persons claiming by, through or under Grantor.

Executed this 12th day of March, 1991.

Matthew R. Stark, Vice President (GRANTOR)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Stark with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Dominion Bank of Middle Tennessee the within named bargainor, and corporation, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 12th day of March, 1991.

Notary Public

My Commission Expires: 10/24/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,000.00.

Priscilla Neal
Affiant

Subsrcibed to and sworn before me this 12th of March, 1991.

Notary Public

My Commission Expires 5-20-92

EXHIBIT A

7626 03/29 0101 03CHECK 20.20

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat, Section 1, Woodland Forest, A Planned Unit Development, of record in Book 6900, Pages 534, 535 and 536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dominion Bank of Middle Tennessee by Successor Trustee's Deed from Thomas W. Lawless, Successors Trustee of record in Book 8239, Page 303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7207, page 851, Book 7439, Page 487, Book 7596, Page 684 and Book 7596, Page 692, Register's Office for said County.

Subject to Easement of record in Book 787, Page 4, Register's Office for said County.

Subject to Easements and Conditions as set out per Plat Book 6900, Pages 534, 535 and 536, Register's Office for said County.

0 2671

IDENTIF. TREFERENCE

MAR 29 10 26 AM '91

FELIX E. DALTON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 174

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 4000.00
CON TX 13.20
PRFEE 1.00
WDEED 6.00
TOTAL 20.20
CHECK 20.20

03/29/91 01 10:26 0001 7626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02671

IDENTIF. REFERENCE

MAR 29 10 26 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408349