This instrument prepared by:
JOHN C. HESS, P.C.
Suite 101, Gallatin Building
278 Franklin Road
Brentwood, Tennessee 37027

SPECIAL
WARRANTY DEED

NEW OWNERS: Melvin Benson McKinnon
James Michael McKinnon
Donald Mark McKinnon
8654 Poplar Creek Road
Nashville, TN 37221-3212

SEND TAX BILLS TO: Melvin McKinnon et al
c/o James T. Lawson, Sr.
Post Office Box 219009
Nashville, TN 37221-9009

MAP: 154 **PARCEL:** 7.01

For and in consideration of the sum of ten dollars ($10.00) and love and affection, J. T. Lawson and Wife, Beverly B. Lawson have this day conveyed, subject to the following stated restrictions, interest unto the said, Melvin Benson McKinnon James Michael McKinnon and Donald Mark McKinnon, the grantees herein, their successors, heirs and assigns, in undivided joint tenancy, a certain tract of real estate in Davidson County, Tennessee, more particularly described as follows:

> Beginning at a point at the Southwest corner of land conveyed to Allen C. Taylor and wife, Mary S. Taylor, by R.F. Taylor by deed of record in Book 1781, Page 214, Register's Office, Davidson County, Tennessee; thence on a line north 72 degrees 35 minutes East 58.7 feet to a point; thence on a line North 60 degrees 40 minutes East 173.5 feet to a point, thence on a line North 52 degrees 33 minutes East 130 feet to an iron pin, thence in a line North 76 degrees West 257 feet to an iron pin; thence on a line South 14 degrees West 250 feet to the point of beginning, containing 0.824 acres, more or less.
>
> Being the same property conveyed to James T. Lawson, Sr. and wife, Beverly B. Lawson by Warranty Deed from Robert Bruce Blackmer and wife, Barbara Taylor Blackmer, of record in Book 8180, page 834, Register's Office of Davidson County, Tennessee.

To have and to hold said real estate, with apprutenances, estate, title and interest thereto belonging to grantees their successors, heirs and assigns forever, subject to a lifetime estate in favor of Beverly B. Lawson and James T. Lawson.

We convenant that we are seized and possessed of said land and have a right to convey it, and we warrant the title against all persons, claiming under us.

Witness our signatures this 24th day of December, 1990.

James T. Lawson, Sr.

Beverly B. Lawson

03676

IDENTIF. TREFERENCE

APR 2 3 08 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Kent D. Bazer a Notary Public in and for said County and State, James T. Lawson, Sr. and Wife, Beverly B. Lawson the within named transferors, with whom I am personally acquainted, or who proved themselves to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose contained therein.

Witness my hand and official seal at office this 24th day of December, 1990.

Kent D Bazer
NOTARY PUBLIC

My Commission Expires: 1-10-94

The actual consideration or value whichever is greater, for this transfer is $0.00, this is a gift to children.

Beverly B. Lawson

Sworn to subscribed before me this the 24th day of December, 1990.

Kent D Bazer
NOTARY PUBLIC

My Commission Expires: 1-10-94

The actual value of this transfer, for Tennessee recording tax purposes, is $30,000.00.

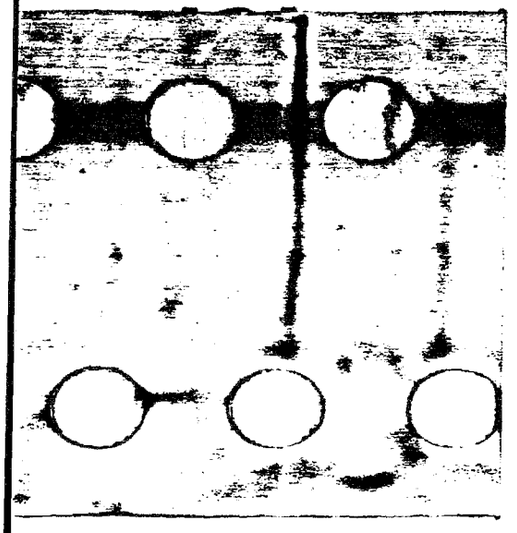
James T. Lawson Sr.

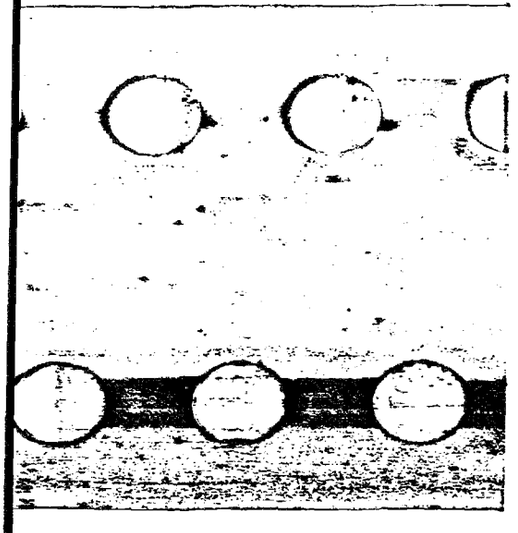
Sworn to and subscribed before me this 24th day of December, 1990.

Kent D Bazer
NOTARY PUBLIC

My Commission Expires: 1-10-94

1399 04/02 0101 03CHECK 106.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8322 PAGE 428

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	30000.00
CON TX	99.00
PRFEE	1.00
WDEED	6.00
TOTAL	106.00
CHECK	106.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09 0001 1399

03676

IDENTIF. REFERENCE

APR 2 3 08 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 409503