BOOK 8344 PAGE 123

This Instrument Prepared By:
Robert M. Cherry, Esquire
McNEES, WALLACE & NURICK
100 Pine Street, P.O. Box 1166
Harrisburg, PA 17108-1166

Address New Owner:
William B. Faircloth, Jr. and
wife, Patricia G. Faircloth
151 Berwick Drive
Franklin, TN 37064

Send Tax Bills To:
Same

Map-Parcel Numbers:
Map 26-14,
Parcel 8

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 30th day of April, 1991 between DUPROP, INC., a Delaware corporation, Grantor and party of the first part, and WILLIAM B. FAIRCLOTH, JR. and PATRICIA G. FAIRCLOTH, husband and wife, Grantees and party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten and No/100 Dollars ($10.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, has bargained and by these presents does transfer and convey unto the party of the second part, the heirs and assigns of the party of the second part forever,

Land and improvements thereon erected in Davidson County, Tennessee, being part of Lot No. 33 on the Revised Plan of Terra View Subdivision of record in Book 1424, page 4, Register's Office for said County, and more particularly described according to a boundary survey made by Turner Engineering Company, Inc. Consulting Engineers, dated December 4, 1972, as follows:

Beginning at an iron pin placed in the southerly right of way of Wade Circle and being the common front corners of Lots Nos. 33 and 34; thence along the said margin of said Circle, North 63 deg. 48' East 99.2 feet to an iron pipe; thence leaving said right of way and with the westerly line of Brooks S. Fitzpatrick property, South 23 deg. 55' East 191.71 feet to an iron pipe; thence South 68 deg. 49' West 99.84 feet to an iron pipe placed at the common rear

11485

IDENTIF. REFERENCE

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corner of Lots Nos. 33 and 34; thence with the dividing line between the said two lots North 23 deg. 44' West 183.0 feet to the point of beginning.

Land and improvements thereon erected in Davidson County, Tennessee, being part of Lot No. 34 on the Revised Plan of Terra View Subdivision of record in Book 1424, page 4, Register's Office for said County, and more particularly described according to a boundary survey made by Turner Engineering Company, Inc. Consulting Engineers, dated December 4, 1972, as follows:

Beginning at an iron pin placed in the southerly right of way of Wade Circle and being the common front corners of Lots Nos. 33 and 34; thence along the dividing line between said lots, South 23 deg. 44' East 183.0 feet to an iron pipe placed at the common rear corners of Lots Nos. 33 and 34; thence South 68 deg. 04' West 102.93 feet to a monument in the extreme easterly right of way line of relocated Wade Circle; thence along the said margin of said right of way, North 23 deg. 49' 30" West 85.35 feet to an iron pin; thence continuing with said right of way North 15 deg. 22' 30" West 68.0 feet to an iron pin; thence North 20 deg. 58' 30" East 34.0 feet to an iron pin in the southerly right of way of Wade Circle; thence along the said margin of said Circle, North 63 deg. 48' East 69.25 feet to the point of beginning.

BEING the same property conveyed to Duprop, Inc., grantor herein, by deed from Dutch Pantry, Inc. of record in Book 4748, Page 245, Register's Office for Davidson County, Tennessee.

UNDER AND SUBJECT, nevertheless, to: (a) any state of facts and conditions that an accurate survey and personal inspection of the premises would reveal; (b) easements, conditions, restrictions, encumbrances, reservations and rights of record, zoning laws and regulatory ordinances in effect at title transfer, and taxes and assessments now and hereafter due and payable.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be signed by its President, attested by its Secretary, and affixed hereunto the common and corporate seal of the said corporation, that it was so affixed by resolution of the Board of Directors of said corporation adopted on April 30, 1991, and that they signed their names hereto pursuant to said resolution, as of the day and year first above written.

ATTEST:

By Maureen C. Kessler
Name: Maureen C. Kessler
Title: Secretary

(CORPORATE SEAL)

DUPROP, INC.:

By P Sheridan Schechner
Name: P. Sheridan Schechner
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $325,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Wm B Tarkington

Sworn and subscribed this 2 day of May, 1991.

Robert A. Anderson
Notary Public

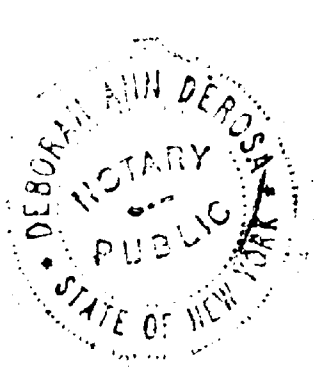
My Commission Expires: 1/23/93



STATE OF NEW YORK :
: SS:
COUNTY OF NEW YORK :

Before me, a Notary Public in and for said State and County, personally appeared P. Sheridan Schechner, the President of Duprop, Inc., personally known to me to be the person whose name is subscribed to the foregoing instrument as such President, who acknowledged that (s)he signed, sealed and executed said instrument, and that the same is the free act and deed of Duprop, Inc., and the free and voluntary act of (him) (her) personally as such officer.

WITNESS my hand and Notarial Seal this 30th day of April, 1991.

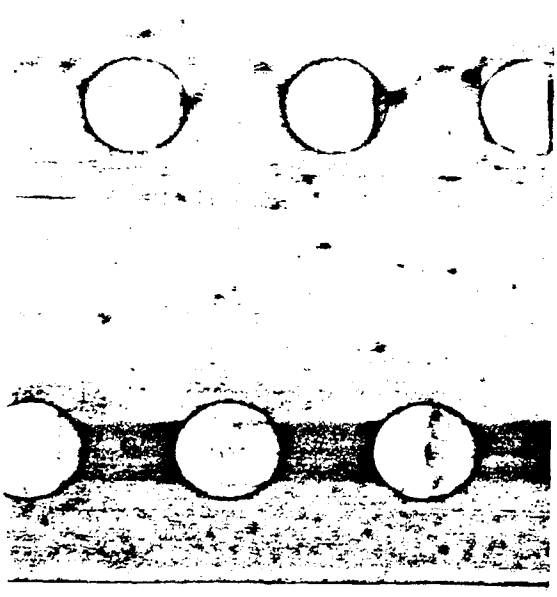


Notary Public

(SEAL)

DEBORAH ANN DEROSA
NOTARY PUBLIC, State of New York
No. 41-4796317
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 30, 1993





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	
	325000.00
CON TX	1072.50
PRFEE	1.00
MTGFEE	15.00
TOTAL	1088.50
CHECK	1088.50

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IDENTIF. REFERENCE

MAY 2 3 58 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 418411