THIS INSTRUMENT PREPARED BY:
William E. Pitts
NELMS, BLACKARD, LINEBAUGH & PITTS
5121 Maryland Way, Suite 110
Brentwood, TN 37027

FROM: Robert G. Anderson and wife, Cherrylee P. Anderson

TO: John D. Griffin, Trustee

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
5009 Villa Crest Nashville, TN 37215	Same	158-02-0 010.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed to and sworn to before me, this the 21st day of May, 1991.

(seal)

Notary Public

My Commission Expires: 9-26-92

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Robert G. Anderson and wife, Cherrylee P. Anderson, hereinafter collectively referred to as the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto John D. Griffin, Trustee under Agreement with Robert G. Anderson and wife, Cherrylee P. Anderson, dated May 21, 1991, with full power to convey, transfer and encumber without the joinder of any beneficiary, hereinafter the GRANTEE, its successors and assigns, certain real property, together with all improvements constructed thereon, located in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A, attached hereto and incorporated herein by reference. Said real property is not the principal residence of GRANTOR.

TO HAVE AND TO HOLD the said real property, together will all rights, privileges, appurtenances and hereditaments thereunto belonging or in anywise appertaining to GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said real property and has a good right to convey it, and said real property is unencumbered except for 1991 ad valorem real property taxes and such matters as appear of record in the Register's Office for Davidson County, Tennessee. GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, other than

1617.6

IDENTIFICATION REFERENCE

MAY 22 2 42 PM '91

claims arising out of the encumbrances described above, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 21st day of May, 1991.

"GRANTOR"

ROBERT G. ANDERSON

CHERRYLEE P. ANDERSON,
who, notwithstanding anything contained herein to the contrary, joins in this conveyance solely for the purpose of conveying any interest she may have in the real property hereby conveyed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named ROBERT G. ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, on this the 21st day of May, 1991.

(seal)

Notary Public

My Commission Expires: 9-26-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named CHERRYLEE P. ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, on this the 21st day of May, 1991.

(seal)

Notary Public

My Commission Expires: 9-26-92

f:\pitts\anderson\swd

EXHIBIT A
TO SPECIAL WARRANTY DEED

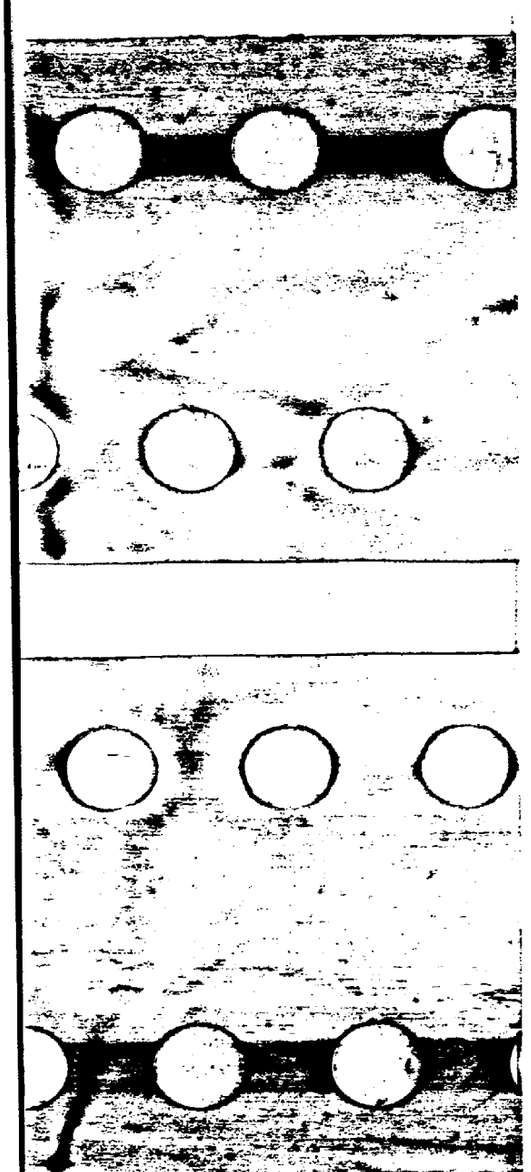
A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture 11 acre tract, and described according to a survey made by Cantrell, Connell & Morrison, Engineers, in July 1956, as follows:

Beginning at a point in the easterly margin of Hillsboro Pike at the northwest corner of the property conveyed to John G. Justice and wife, Frances L. Justice, by Vaden Lackey, Jr., Trustee, of record in Book 4068, page 904, Register's Office for said County; thence along Justice's northerly line S 86 deg. E 500 feet to a point in the westerly line of Edmund D. Milam and wife, thence along Milam's westerly line northeasterly 196 feet to a point in the southerly margin of a 30 foot private drive; thence along said margin N 86 deg. W 500 feet to a point in the easterly margin of said Hillsboro Pike; thence with the margin of same S 28 deg. W 196 feet to the point of beginning.

Being the same property conveyed to Robert G. Anderson, by deed from Vaden Lackey, Jr., Trustee, of record in Book 4709, page 276, Register's Office for Davidson County, Tennessee. The above property description was taken from said deed.

F:\PITTS\ANDERSON\EXA-SWD

1998 05/22 0101 03CHECK 752.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8357 PAGE 266

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 225000.00
				CON TX 742.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 752.50
				CHECK 752.50

05/22/91 01 14:44 0001 4298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16176

IDENTIF. REFERENCE

MAY 22 2 42 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 423879