THIS INSTRUMENT WAS PREPARED BY:
Reba Brown, Esq.
LEWIS, KING, KRIEG & WALDROP, P.C.
Third National Financial Center, Ninth Floor
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
C. Y. and Brenda Thurman 2744 Lebanon Road Nashville, TN 37214	C. Y. and Brenda Thurman 2744 Lebanon Road Nashville, TN 37214	96-1-62

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 24th day of May, 1991, by **MERITBANC DEVELOPMENT CORPORATION** (hereinafter the "Grantor"), to C. Y. Thurman and wife, Brenda Thurman (hereinafter, collectively, the "Grantee"). (Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representative, and assigns of individuals, and the successors and assigns of corporations wherever the context so permits or requires).

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and does hereby transfer and convey unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, to wit (hereinafter referred to as the "Property"):

> Land in the Third, formerly the Second Civil District of Davidson County, Tennessee, near the village of Donelson, described according to a survey made by J. R. Wauford and Company, Engineers, January 26, 1957, as follows:
>
> Beginning on the easterly margin of Donelson Pike at a point 192.1 feet north of the northwest corner of the property conveyed to J. R. Wauford, Jr. and wife, by deed from W. D. Donson, Executor of record in Book 2638, page 9, Register's Office for said County. Thence with the easterly margin of said pike north 5 degrees 18' East 70 feet to a point 75 feet south of Disspayne's Service Center, Inc., southerly line; thence south 84° 42' east 151.9 feet to an iron pin in the westerly line of the Crescent Amusement Company's property; thence with their westerly line and an old fence and tree row south 5° 33' west 70 feet to an iron pin in Crescent Amusement Company's said westerly line; thence north 84° 42' west 151.6 feet to the beginning.
>
> Included in the above description, but excluded therefrom is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of William J. Tichenor, Jr. and wife, Patricia L. Tichenor, of record in Book 4114, page 229, Register's Office for said County.
>
> Being the same property conveyed to Hardin Service Corporation by deed from Robert A. Dee and wife Norma J. Dee of record in Book 6917, page 926, said Register's Office. By amendment to its charter Hardin Service Corporation changed its name to Meritbanc Development Corporation.
>
> Subject to easements and restrictions of record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title,

interest lien, equity and claim whatsoever of Grantor, to the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and defend all and singular the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor.

EXCEPT AS EXPRESSLY PROVIDED HEREIN, THE GRANTEE ACKNOWLEDGES AND AGREES BY ACCEPTING THIS DEED THAT EXCEPT FOR THE SPECIAL WARRANTY OF TITLE PROVIDED HEREIN AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE GRANTEE IS PURCHASING THE PROPERTY "AS IS," "WHERE IS" AND WITH "ALL FAULTS" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY OR THIS DEED FROM OR ON BEHALF OF THE GRANTOR, INCLUDING, WITHOUT LIMITATION (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OF QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE IMPROVEMENTS, IF ANY, ON THE PROPERTY, AND (iii) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY. THE GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENT, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO IN THIS DEED.

IN WITNESS WHEREOF, the Grantor has signed these presents the day and year first above written.

MERITBANC DEVELOPMENT CORPORATION

By: Joe M. Peddy

Title: Joe M. Peddy
Sole Director and President

STATE OF Texas)
)
COUNTY OF Harris)

Before me, _____, of the state and county mentioned, personally appeared Joe M. Peddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Director ~~President~~ (or other officer authorized to execute the instrument) of the MERITBANC DEVELOPMENT CORPORATION, the within named bargainor, a corporation, and that he as such ____ _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and seal, at office in _____, this 23rd day of ____ May, 1991.

Robin R Marshall
NOTARY PUBLIC

ROBIN R MARSHALL
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES
NOV. 28, 1994

STATE OF Tennessee)
)
COUNTY OF Davidson)

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The actual consideration or value, whichever is greater, for this transfer is $85,000

C. L. Thurman
AFFIANT

Subscribed and sworn to before me this
the 24th day of May, 1991.

Larry B. Hoover
NOTARY PUBLIC

My commission expires: 1-22-95

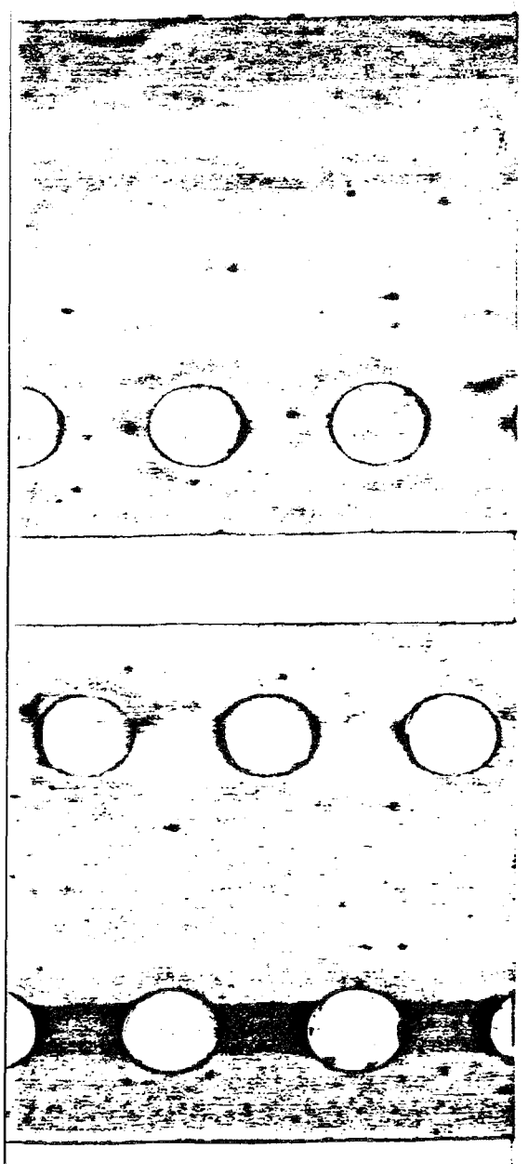
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IDENTIFICATION REFERENCE

MAY 28 9 32 AM '91

5444 05/28 0101 03CHECK 290.50



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

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 9.00
TOTAL 290.50
CHECK 290.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~35,00.91~~ 01 ~~09:32~~ 0001 5444

17.18 I.

IDENTIFICATION

May 28 9 31 AM '91

No. 425005