BOOK 8427 PAGE 138

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JJA002-001

FROM: JAMES E. ANDERSON, JR. AND WIFE, NOEL ANDERSON

TO: THOMAS K. ROBINSON AND WIFE, MARIE D. ROBINSON

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239-1200

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Thomas K. Robinson and wife, Marie D. Robinson 203 Moultrie Park Nashville, Tn 37205	C&S Real Estate Services, Inc. Caller Service #105058 Tucker, GA 30085-5058	Map 116-8-G Parcel 203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 1991.

Notary Public

My Comm. Expires: 3/27/93

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James E. Anderson, Jr. and wife, Noel Anderson, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Thomas K. Robinson and wife, Marie D. Robinson, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as 203 Moultrie Park, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth 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.

41426

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IN WITNESS WHEREOF, GRANTORS have executed this Special Warranty Deed on the 23rd day of August, 1991.

James E. Anderson, Jr.

Noel Anderson

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 James E. Anderson, Jr. and wife, Noel Anderson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 203 on the plan of Sugartree Phase 3, Revised, of record in Book 5050, pages 67, 68, 69, 70 and 71, as amended, Register's Office for said County.

Said Lot No. 203 fronts 75 feet on the westerly margin of Moultrie Park and extends back between parallel lines a distance of 96.50 feet to a dead line in the rear.

Being the same property conveyed to James E. Anderson, Jr. and wife, Noel Anderson by Warranty Deed from Catherine Farris Beasley, unmarried, of record in Book 6980, page 588, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. Declaration of Covenants, Conditions and Restrictions executed by Sugartree Properties, Inc., of record in Book 4857, page 157, as amended in Book 4874, page 463, and Book 4911, page 356, and Book 4996, page 126, and Book 5003, page 688, as made applicable in Book 5087, page 220, and further amended in Book 5152, page 401, and Book 5514, page 138, and Book 5691, page 61, said Register's Office.

3. All matters on the plan of record in Book 5050, pages 67-71, said Register's Office. Said plan was amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, said Register's Office, to amend floor areas and lot coverage.

4. Easements affecting the common area of record in Book 3400, page 63, Book 4005, page 367, and Book 7061, page 100, said Register's Office.

5. Rights of others in and to the common areas.

6. All matters as shown on the Mortgage Loan Inspection made by Advance Land Surveying, dated August 15, 1991, including the encroachment of the concrete drive and brick walkway onto the 10' minimum building set back line along Moultrie Park and the encroachment of the house and concrete drive onto the 10' minimum building set back line along the southerly line of lot.



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

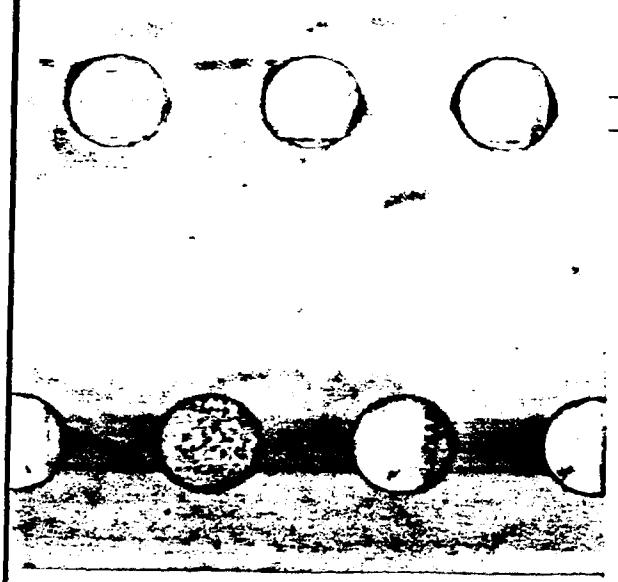
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 375000.00

CON TX	1387.50
PRFEE	1.00
WDEED	9.00
TOTAL	1397.50
CHECK	1397.50

08/23/91 01 15:16 0001 6323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.1426.

IDENTIFICATION REFERENCE

Aug 23 3 15 PM '91

No. 452825