This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Stephen H. Jones
218 Heady Drive
Nashville, TN 37205

Same

67-0
67

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $75,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 1991.

Notary Public

My Commission Expires: 11/27/93

FOR AND IN CONSIDERATION of the sum of $75,500.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Stephen H. Jones, a single person (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Jerome B. Hyde and Richard Hyde Estate, as of record in Minute Book 1, Pages 472 and 473, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, April 6, 1951, as follows:

Beginning at the mouth of Sulphur Creek at the Cumberland River; thence with the center of said Sulphur Creek north 71 degrees 15 feet east 8 poles to a point, North 36 degrees west 23.5 poles to a point, South 77 degrees 15 feet east 27.8 poles to a point, north 75 degrees 15 feet east 21 poles to a point, south 86 degrees 15 feet east 22.18 poles to a point, north 68 degrees 21.1 poles to a point, north 6 degrees west 12.62 poles to a point, north 61 degrees 15 feet east 20.64 poles to a point and north 39 degrees 15 feet east 12.46 poles to a point; thence north 27 degrees west 675 feet to the center of State Highway No. 12; thence with the center of said Highway South 62 degrees 30 feet west 876 feet to the beginning of a 3 degree curve; thence around said curve in a westerly direction, 1,420 feet

to a point; thence south 3 degrees west 160 feet to a point, thence north 77 degrees west 7 poles to the Cumberland River; thence with said River, south 51 degrees east 13.2 poles to point and south 46 degrees 15 feet east 58 poles to the beginning, containing 38.7 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE property conveyed to Everette White and wife, by deed of record in Book 4629, page 445, Register's Office for Davidson County, Tennessee, as follows:

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Jerome B. Hyde and Richard Hyde Estate, as of record in Minute Book 1, pages 472 and 473, County Court for said County, described according to a survey made by Ralph W. C. Lambers, Surveyor, dated July 19, 1972 as follows:

Beginning at an iron pin in the southerly right-of-way of Tennessee Railroad; thence along said right-of-way North 66 degrees 30 feet west 230 feet to an iron pin; thence South 23 degrees East 551 feet to the center line of Sulphur Creek; thence with said center line, South 69 degrees North 60 feet to a corner; thence South 34 degrees West 205.2 feet to a corner; thence leaving the center line of said Creek, North 23 degrees West 631.5 feet to the point of beginning, and containing 3.1 acres, more or less.

Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 8367, page 582, said Register's office.

This is unimproved property on Hydes Ferry Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. Real estate taxes for 1990, which are delinquent. Real estate taxes for the current year, 1991, which are a lien, but are not yet due and payable.

2. All matters shown on the plan of Jerome B. Hyde and Richard Hyde estate, as of record in Minute Book 1, Pages 472 and 473, County Court for Davidson County, Tennessee.

3. All matters which would be disclosed by a survey of the property.

4. All utility easements, restrictions, set back requirements or other conditions of record in the Davidson County Register of Deeds offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 3rd day of October, 1991.

FIRST AMERICAN NATIONAL BANK

By: Samuel M. Ballesteros

Title: VP

2189 10/11 0101 03CHECK 289.35

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Teresa M Ross, a Notary Public for the State of County aforesaid, personally appeared Samuel M. Ballesteros with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 3rd day of October, 1991.

Teresa M Ross
Notary Public At Large

My Commission Expires: July 23, 1994

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IDENTIFICATION REFERENCE

Oct 11 2 13 PM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8462 PAGE 481

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	75500.00
CON TX	279.35
PRFEE	1.00
WDEED	9.00
TOTAL	289.35
CHECK	289.35

10/11/91 01 14:15 0001 2189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5376 L.

IDENTIFICATION

OCT 11 2 13 PM '91

No. 466968