This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8480 PAGE 857

Address New Owner(s):
Dena Y. Crim
112 Benson Road
Nashville, TN 37214

Send Tax Bills to:
Sovran Mortgage Corporation
201 East Cary St.
Richmond, VA 23219

Map: 85-13
Parcel: 56
Field Book:
3DZ65940

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MERITBANC DEVELOPMENT CORPORATION* (formerly known as Hardin Service Corporation) (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DENA Y. CRIM, an unmarried woman, (the "Grantee"), her heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

* a Texas corporation

A tract or parcel of land located in Nashville, Davidson County, Tennessee being more particularly described on Exhibit A attached hereto.

This is improved property known as 112 Benson Road, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, subject to the encumbrances described on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

IT IS ACKNOWLEDGED THAT THE GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE, BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES, COVENANTS OR REPRESENTATIONS TO GRANTEE, EITHER EXPRESS OR IMPLIED, OF ANY NATURE OR KIND OR VALUE, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY.

GRANTOR SHALL HAVE NO LIABILITY FOR AND THE GRANTEE AGREES TO INDEMNIFY GRANTOR FROM ANY AND ALL LIABILITY, CAUSES OF ACTION, CLAIMS, DEMANDS, DAMAGES, INJURIES, COSTS AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) (COLLECTIVELY "LIABILITY") RELATED TO THE PROPERTY WHICH ARE INCURRED, MADE OR ASSERTED AGAINST GRANTOR OR AGAINST THE PROPERTY, INCLUDING WITHOUT LIMITATION LIABILITY INCURRED, MADE OR ASSERTED AFTER THE DATE OF THIS DEED, RELATING TO ENVIRONMENTAL CONDITIONS, VIOLATIONS OR REMEDIAL COSTS, INCLUDING WITHOUT LIMITATION, THOSE COSTS WHICH RESULT FROM THE SOLE OR CONCURRENT NEGLIGENCE OF GRANTOR. GRANTEE SHALL HAVE NO RIGHT OR CLAIM AGAINST GRANTOR FOR DAMAGES, RESCISSION OF THE SALE, REDUCTION OF THE SALES PRICE OR OTHERWISE BECAUSE OF THE PHYSICAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION, ITS ENVIRONMENTAL CONDITION), ANY SUCH RIGHT OR CLAIM BEING HEREBY EXPRESSLY WAIVED BY GRANTEE. THE WAIVERS

AND EXCULPATION PROVIDED ABOVE SHALL BE DEEMED TO BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON ALL SUCCESSORS AND ASSIGNS OF GRANTEE AND ALL OTHER OPERATORS OF THE PROPERTY.

Whenever used, the singular 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 instrument on this 30th day of OCTOBER, 1991.

MERITBANC DEVELOPMENT CORPORATION
(Formerly known as Hardin Service Corporation)

By: _____
KEN KELLOUGH
Title: PRESIDENT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Texas)
)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ken Kellough with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be President, of MERITBANC DEVELOPMENT CORPORATION, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Houston, Texas, this 30th day of October, 1991.

AURORA RAMIREZ
Notary Public, State of Texas
My Commission Expires 2/20/95

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,000.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of October, 1991.

BETH BROCK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: 6-8-93

W6:JFK1029918.SG

[redacted]

EXHIBIT A

LEGAL DESCRIPTION

Land lying in the first Civil District of Davidson County, Tennessee, being located on the northerly side of Benson Road and being more particularly described according to property survey dated October 14, 1991 by John Kohl and Company, P.C., Tennessee License No. 1459, as follows:

Beginning at the southeasterly corner of the herein described tract at the common corner of the property now or formerly conveyed to Curtis C. Youngblood as of record in Book 2145, page 163, Register's Office for Davidson County, Tennessee, and lying in the northerly right of way of Benson Road; thence, continuing with the northerly right of way of Benson Road with a curve to the left with a radius of 1276.66 feet an arc length of 85.26 feet along a chord of S 84 deg. 38 min. 29 sec. W, 85.24 feet to another curve to the left, with a radius of 263.20 feet and arc length 154.60 feet along a chord of S 65 deg. 54 min. 05 sec. W, 152.39 feet to the southwesterly corner of the herein described tract; thence leaving said right of way of Benson Road and running along side of ingress-egress easement and access with the following three calls; N 17 deg. 50 min 00 sec. E, 276.44 feet to an iron pin; thence N 36 deg. 55 min. 00 sec. E, 68.70 feet to an iron pin; thence, N 39 deg. 45 min. 00 sec. E, 54.58 feet to a point; thence, N 61 deg. 25 min. 00 sec. E, 112.04 feet to a point; thence, N 6 deg. 25 min. 00 sec E, 75.28 feet to a large dead oak; thence, N 53 deg. 33 min. 18 sec. E, 6.94 feet to the northeasterly corner of the herein described tract; thence S 2 deg. 30 min. 00 sec. W, 73.35 feet to an iron pin; thence, S 43 deg. 10 min. 00 sec. W, 47.20 feet to an iron pin; thence, S 2 deg. 30 min. 00 sec. W, 315.00 feet to the point of beginning and containing 1.167 acres, more or less.

Being the same property conveyed to Meritbanc Development Corporation, a Texas corporation (f/k/a Hardin Service Corporation) by deed from Ewing King (an unmarried man) of record in Book 7600, page 749, said Register's Office.

6.01 3.4

IDENTIFICATION

Nov 6 2 18 PM '91

MAIL ENV.

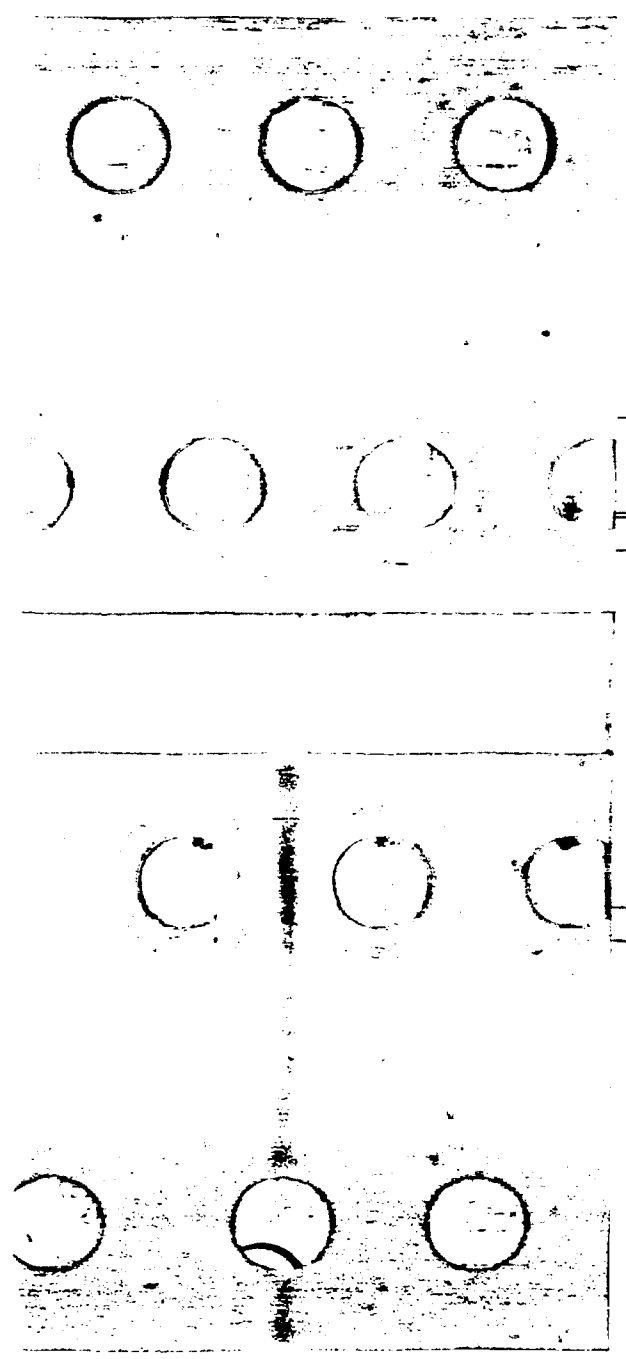
PERMITTED ENCUMBRANCES

1. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4774, page 909, Book 5558, page 1, and Book 5582, page 820.

2. Easement for ingress and egress of record in Book 6503, page 650.

EXHIBIT "B"

7003 11/06 0101 03CHECK 194.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8480 PAGE 861

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 12.00
TOTAL 194.30
CHECK 194.30
11/06/91 01 14:20 0001 7083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0134

IDENTIFICATION REFERENCE

Nov 6 2 18 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 474223