41

SPECIAL WARRANTY DEED BOOK 8545 PAGE 291

FROM: Third National Bank in Nashville, Grantor

TO: Builders Group, Inc.

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
340 Great Circle Road Suite 310 Nashville, TN 37228	Same	104-14G-17CO Field Book Numbers 7DA-92862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty Thousand Dollars ($80,000).

Kevin Brem
Affiant

SUBSCRIBED AND SWORN TO before me, this the 5 day of February, 1992.

Denise M. Lawrence
Notary Public

My Commission Expires: 3-25-93

FOR AND IN CONSIDERATION OF the sum of Eighty Thousand and No/100 Dollars ($80,000), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Builders Group, Inc., Grantees, their heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 63 on the Revised Final Plan of Whitworth, of record in Plat Book 7900, pages 140 through 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to Third National Bank by deed from RCC Associates, L.P., a Delware limited partnership, of record in Book 8236, page 176, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 63 in Whitworth in Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 5th day of February, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: SVP

By: _____

Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Saumeyer, a Notary Public of said County and State, personally appeared Drew Barton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Senior Vice President.

Witness my hand and seal, at Office in Nashville, this 5 day of February, 1992.

Denise M. Saumeyer
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Saumeyer, a Notary Public of said County and State, personally appeared Ron Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Senior Vice President.

Witness my hand and seal, at Office in Nashville, this 5 day of February, 1992.

Denise M. Saumeyer
Notary Public

My Commission Expires: 3-27-93

4577J/02-05-92

EXHIBIT A

1. Taxes for 1992, as lien but not yet due and payable.

2. All matters as shown on the plan of Whitworth, of record in Book 7900, pages 140-144, and Book 6900, page 838, said Register's Office.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

4. Easement for watermains and appurtenances of record in Book 7868, page 959, said Register's Office.

5. Sewer easement of record in Book 3467, page 194 and in Book 3505, page 338, said Register's Office.

9074 02/06 0101 03CHECK 309.00

823222

IDENTIFICATION REFERENCE

FEB 6 3 25 PM '92

4577J/02-05-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8545 PAGE 295

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	12.00
TOTAL	309.00
CHECK	309.00

02/06/92 01 15:27 0001 9074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82322

IDENTIFI REFERENCE

FEB 6 3 27 PM '92

DAVIDSON COUNTY, TN

No. 499678