Box 41

BOOK 8550 PAGE 760

SPECIAL WARRANTY DEED

FROM: MARY MARGARET WARNER and W. Y. DRAPER, JR., Grantors

TO: JOEL O. CHEEK, CHARLES J. KINCAID, and FIRST AMERICAN TRUST COMPANY, Co-Executors of The Estate of John Fleming, Grantees

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

c/o First American
Trust Co.
4th Floor
First American Center
Nashville, TN 37219

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

First American
Trust Co.
4th Floor
First American Center
Nashville, TN 37219

Map-Parcel Numbers
52-10
Parcels 4+5

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Thousand Dollars ($ 4,000.00).

William B. Drescher
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of February, 1992.

Denise M. Hattaway
Notary Public

My Commission Expires: 3-27-93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY MARGARET WARNER and W. V. DRAPER, JR., Grantors, have bargained and sold, and by these presents do transfer and convey unto the said JOEL O. CHEEK, CHARLES J. KINCAID and FIRST AMERICAN TRUST COMPANY, as Co-Executors of the Estate of John Fleming, Grantees, and all successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1

Land in Davidson County, Tennessee, described as follows, to wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being a triangular parcel of land which runs 98 feet along the boundary line of Howse Avenue to a point; thence 42 feet to a point; thence with the common line of Parcel 5 on Map 52-10 of the Tax Assessor's Office for Davidson County, Tennessee, 77 feet to the point of beginning on the right-of-way of Howse Avenue. Said tract of land is further defined as Parcel 4 on Map 52-10, Tax Assessor's Office for Davidson County, Tennessee.

BEING the same property conveyed to W. Y. Draper, Jr. and Mary Margaret Warner by deed from E. C. Chance and Malinda Chance of record in Book 7813, page 942, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander tract of 18.84 acres of part of the H. B. Chadwell Tract, as of record in Book 421, page 61, Register's Office for said County, and according to a copy of a survey by H. Gee, Surveyor, dated October 24, 1963, is described as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, said point being located 2471 feet, more or less, from the center line of Neely's Bend Road as measured with said margin; thence with said margin, South 1° 1' West, 35.30 feet to a point; thence South 67° 56' West 77.0 feet to a point; thence North 20° 30' West, 33.97 feet to a point; thence South 88° 59' East 90 feet to a point of beginning.

BEING the same property conveyed to W. Y. Draper, Jr. and Mary Margaret Warner by deed from E. C. Chance and wife, Malinda Chance, of record in Book 7813, page 939, Register's Office for Davidson County, Tennessee.

This is unimproved property, located on Howse Avenue, Madison, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantees.

2. All matters of record.

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 assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and 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 our hands this 5th day of February, 1992.

8434 2
IDENTIFICATION REFERENCE
FEB 14 11 13 AM '92
DAVIDSON COUNTY, TN

Mary Margaret Warner
MARY MARGARET WARNER

W. Y. Draper Jr.
W. Y. DRAPER, JR.

1367 02/14 0101 03CHECK 24.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, MARY MARGARET WARNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5 day of February, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

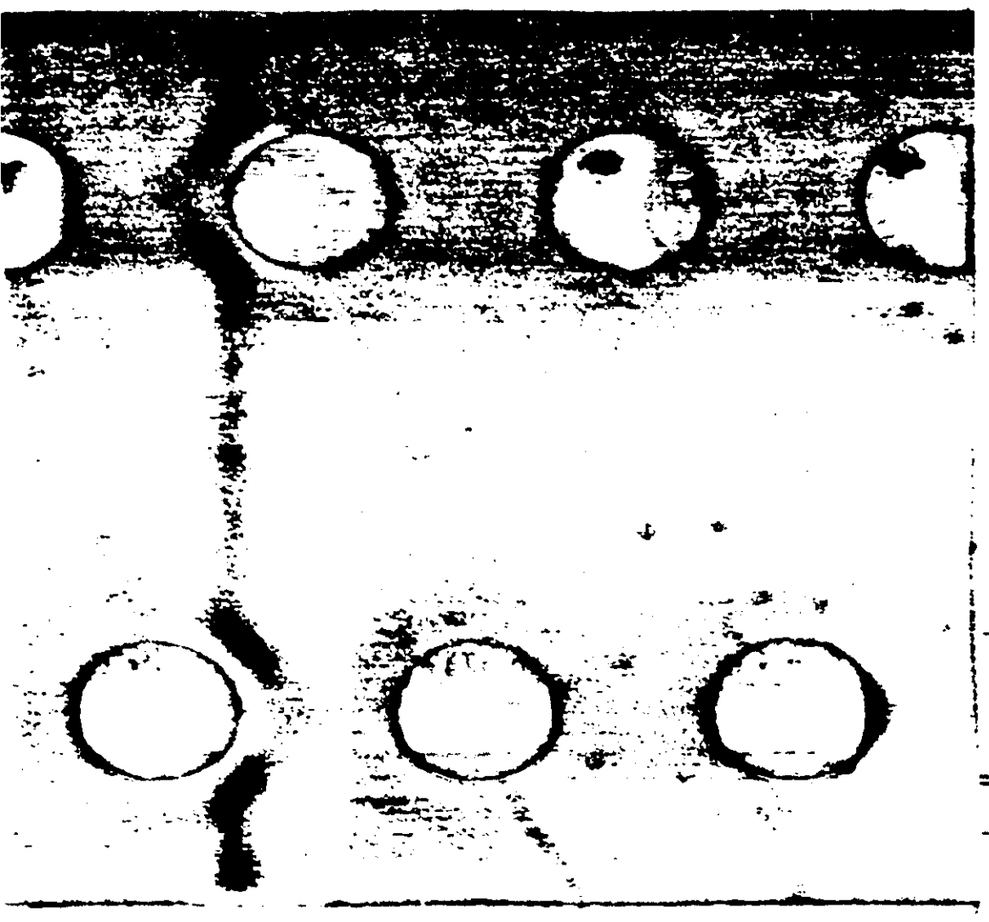
Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, W. Y. DRAPER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

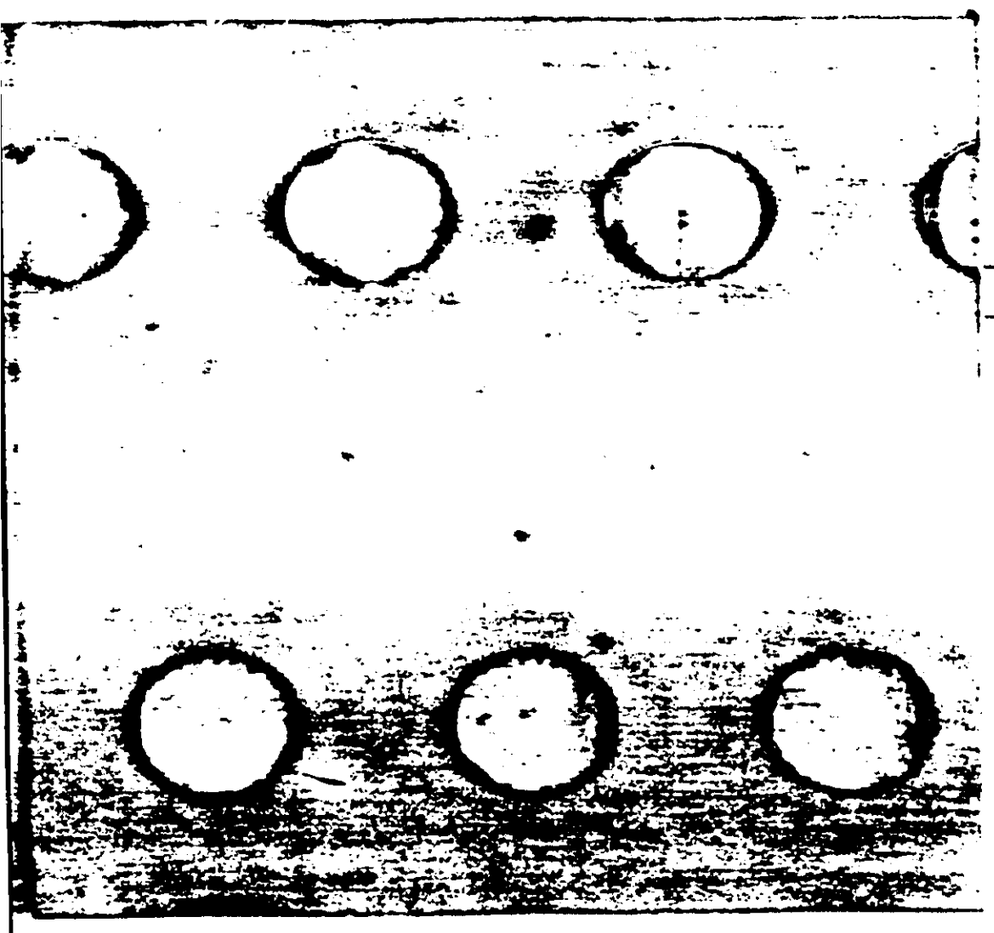
Witness my hand, at Office, this 5 day of February, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

1543w/02-04-92





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8550 PAGE 763

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	4000.00
CON TX	14.80
PRFEE	1.00
WDEED	9.00
TOTAL	24.80
CHECK	24.80

02/14/92 01 11:13 0001 1367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 3 4 2

IDENTIFI REFERENCE

FEB 14 11 13 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 501939