Box 38

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

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Address New Owner:
Steve Fridrich
Construction Company
2909 Poston Avenue
Nashville, Tennessee 37203

Send Tax Bills to:
New Owner

Tax Information:
Map: 117-6
Parcel: 72
Field Book No.:
7DA-24015

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 considerations, the receipt of which is hereby acknowledged, MARLENE ESKIND MOSES, ADMINISTRATRIX PENDENTE LITE OF THE ESTATE OF MARGUERITE WEBB HAILEY, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVE FRIDRICH CONSTRUCTION COMPANY, (the "Grantee"), its successors and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 2200 Hampton Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Grantor executes this deed solely in her capacity as Administratrix Pendente Lite of the Estate of Marguerite Webb Hailey and the covenants, agreements and warranties contained herein are made solely in such capacity and not individually.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

9 1 9 2 1.

IDENTIFICATION REFERENCE

MAR 12 3 02 PM '91

DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 1992.

MARLENE ESKIND MOSES, Executrix
ADMINISTRATRIX PENDENTE LITE OF
THE ESTATE OF MARGUERITE WEBB
HAILEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marlene Eskind Moses, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and further acknowledged that she is the Administratrix Pendente Lite of the Estate of Marguerite Webb Hailey and is authorized to execute this instrument on behalf of said estate.

Witness my hand, at office, this 12 day of March, 1992.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me,
this 12th day of March, 1992.

Notary Public

My Commission Expires: 1/23/93

EXHIBIT A

Land in Davidson County, Tennessee described as follows:

Being part of Lot No. 18 on the Plat of Hillsboro Heights, not of record described according to survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 325 feet east of the center line of 23rd Avenue South, said point being 25 feet east of the line between Lots Nos. 17 and 18; thence with the northerly margin of Hampton Avenue eastwardly 110 feet; thence northwardly 340 feet, more or less, to the southerly line of Lot No. 2; thence with said line westwardly 110 feet to a point 25 feet east of the common corner of Lots Nos. 2, 3, 17, and 18 thence southwardly 340 feet, more or less, to the beginning.

Being the same property conveyed to Bryan E. Langston and wife, Elizabeth H. Langston by deed from Martha Smith Roesch and husband, John C. Roesch of record in Book 1258, page 606, Register's Office for Davidson County, Tennessee. Bryan E. Langston and Elizabeth H. Langston were divorced by final decree in the Second Circuit Court for Davidson County, Tennessee, Rule No. 21673, dated October 8, 1953. Said decree created a life estate in Elizabeth H. Langston on the one-half undivided interest of Bryan E. Langton. Elizabeth H. Langston subsequently died. Betty Langston Morel, the only child and heir-at-law of Elizabeth H. Langston, conveyed her one-half undivided interest in said property to Bryan E. Langston by deed of record in Book 2882, page 211, Register's Office for Davidson County, Tennessee. Bryan E. Langston has since died and devised said property to his wife, Marguerite W. Langston by Will of record in Will Book 85, page 127, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book 6505, page 925, Register's Office for Davidson County, Tennessee. Marguerite W. Langston, also known as Marguerite Webb Hailey, has subsequently died. Marlene Eskind Moses have been appointed Administratrix Pendente Lite by Order of the Probate Court of Davidson County, Tennessee.

Description being copied from prior deed.

EXCEPTIONS

1. State and County taxes for the year 1992, which have been prorated and assumed by the Grantee.

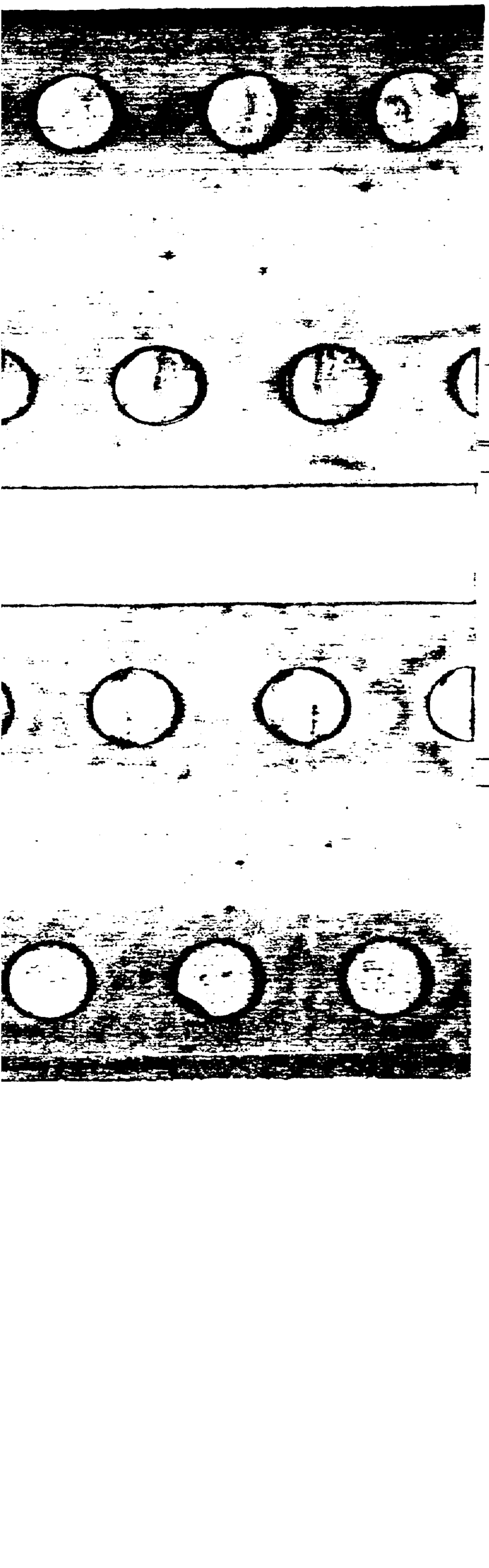
2. Restrictive covenants contained in an instrument of record in Book 662, page 807, Register's Office for Davidson County, Tennessee.

3. Easements to the Metropolitan Government of Nashville and Davidson Clunty for sanitary sewers and/or storm drainage, of record in Book 4083, page 951, Register's Office for Davidson County, Tennessee.

4. An easement for transmission line to U.S.A. of record in Book 4221, page 148, Register's Office for Davidson County, Tennessee.

5. Terms and Conditions of Metro Letter of record in Book 5441, page 448, Register's Office for Davidson County, Tennessee.

RECORDED 05/15/92 09:15 AM



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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 12.00
TOTAL 512.50
CHECK 512.50
03/12/92 01 15:43 0001 5881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91921

IDENTIFT REFERENCE

MAR 12 3 42 PM '92

REGISTER
DAVIDSON COUNTY, TN

No. 510323