FILE BOX 41 BOOK 8594 PAGE 451

SPECIAL WARRANTY DEED

FROM: Lee Chira, Trustee, Grantor

TO: Wallace Gillespie Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Wallace Gillespie
161 Lancaster Rd
Franklin Tenn.
37064

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

same

Map-Parcel Numbers

155-8C-140

IDENTIFI REFERENCE

APR 6 12 05 PM '92

DAVIDSON COUNTY, TN

9 9 1 9 5.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-five Thousand Dollars ($25,000).

M Wallace Gillespie
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of April, 1992.

Notary Public

My Commission Expires: 11-27-93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Lee Chira, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Wallace Gillespie, Grantee, hisr heirs, successors and 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. 140 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Grantor as Trustee, with full power to sell without joinder of any beneficiary, from Nashville Properties Partnership by deed of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

7659 04/06 0101 03CHECK 102.50

Grantor herein also conveys the water tap and sewer tap for said lot.

This is unimproved property known as Forest Oak Court, South, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted by, through or under Grantor except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever arising by, through or under Grantor except as to those matters set forth above to which this conveyance is expressly made subject. Grantor makes no warranty as to the lien claims of any laborers or materialmen providing labor, materials or services for the property at the direction of Wallace Gillespie.

Deed from Lee Chira, Trustee
to Wallace Gillespie

Witness my hand this 3rd day of April, 1992.

LEE CHIRA, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert M. Buchanan, Jr. a Notary Public of said County and State, Lee Chira, Trustee, 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 3 day of April, 1992.

Robert M. Buchanan, Jr.
Notary Public

My Commission Expires: 3-23-96

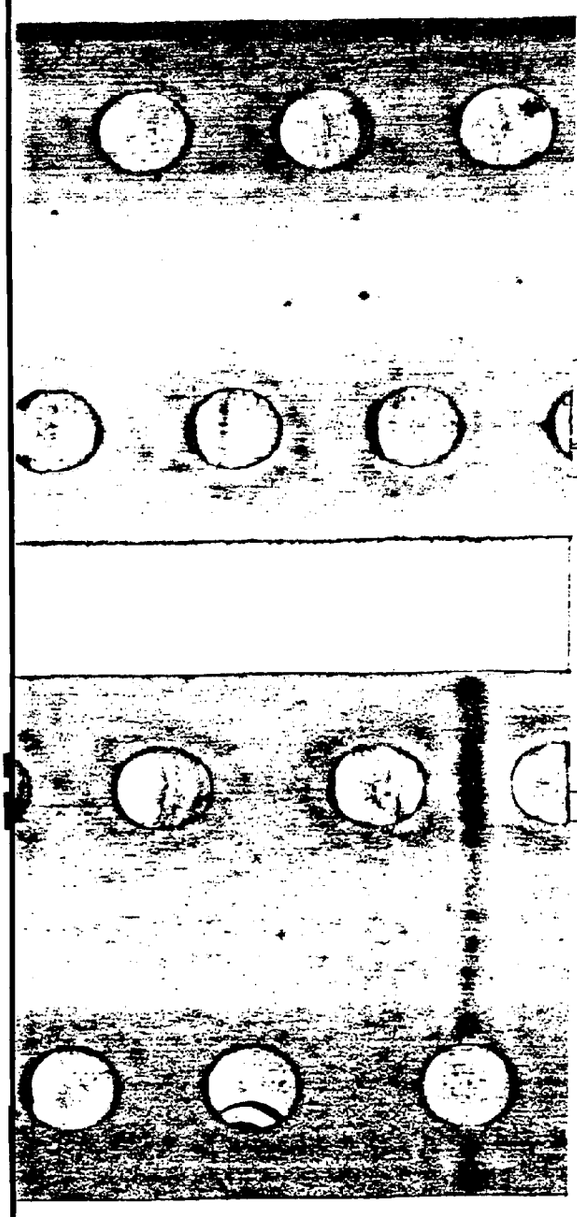
8068R

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 8594 PAGE 454

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL 102.50
CHECK 102.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/06/92 01 12:04 P001 7659

9.9.1.9.5.

IDENTIFICATION REFERENCE

APR 6 12 05 PM '92

FELIX Z. WILSON II REG. STAMP
DAVIDSON COUNTY, TN

No. 518548