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BOOK 8598 PAGE 117

THIS INSTRUMENT PREPARED BY:
John M. Baird
White & Reasor
3305 West End Avenue
Nashville, TN 37203
File Box 42

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
A. K. Butner, Jr. 436 Atlas Drive Nashville, TN 37211	New Owner	104-06-0-M 026.00 CO F.B. # 21W 13376

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ninety Thousand and No/100 Dollars ($90,000.00), the receipt of which is hereby acknowledged, Roy S. Jones Construction Co., Inc., a Tennessee corporation hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto A. K. Butner, Jr., hereinafter called "Grantee", his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot 2 of the Resubdivision of Lot 1 of Fairmont Square II Subdivision, a plat of same being of record in Book 6900, page 98, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roy S. Jones Construction Co., Inc., a Tennessee corporation, by Quitclaim Deed of record in Book 7803, page 944, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. 1992 taxes which have been prorated and assumed by Grantee.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act," Tennessee Code Annotated Sections 66-27-101, et seq., as set forth in Revised Master Deed of record in Book 6823, page 962, as modified by document of record in Book 6893, page 62, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of record in Book 6900, page 98, Register's Office for Davidson County, Tennessee, which plat voids, vacates, and supercedes the plat of record in Book 6250, page

639, Register's Office for Davidson County, Tennessee, and amends that plat of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee.

4. Easement and Maintenance Agreement of record in Book 7051, page 572, Register's Office for Davidson County, Tennessee.

The Grantor herein is the same company as has been referred to, inadvertently, as "Roy S. Jones Construction Co." in instruments previously placed of record. The Grantor executes this deed both in its capacity as sole remaining venturer of Fairmont Associates II, a Tennessee joint venture, and also in its capacity as Grantee under Quitclaim Deed of record in Book 7803, page 944, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 8th day of April, 1992.

U0463

IDENTIFICATION REFERENCE

APR 9 3 10 PM '92

DAVIDSON COUNTY, TN

"GRANTOR"

ROY S. JONES CONSTRUCTION CO., INC.

By: x Roy S. Jones, President
Roy S. Jones, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Roy S. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker [for which he signed] and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of April, 1992.

Notary Public

My commission expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

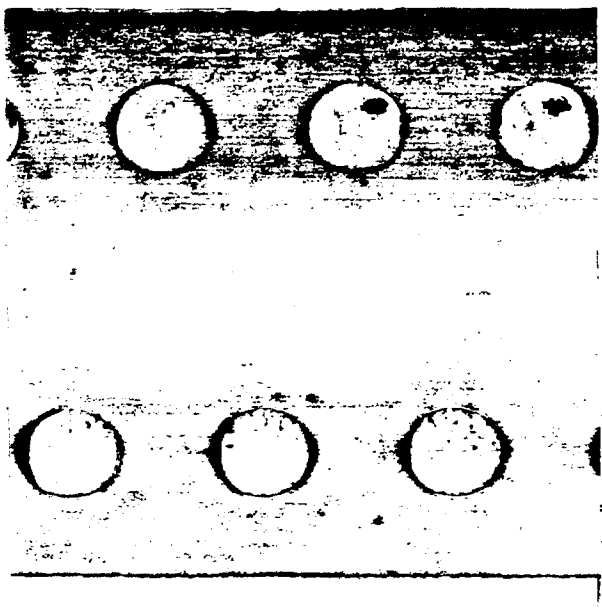
x
AFFIANT

SUBSCRIBED and Sworn to before me, this 8th day of April, 1992.

Notary Public

My Commission Expires:
7-23-94

913/04/09 0101 03CHECK 340.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

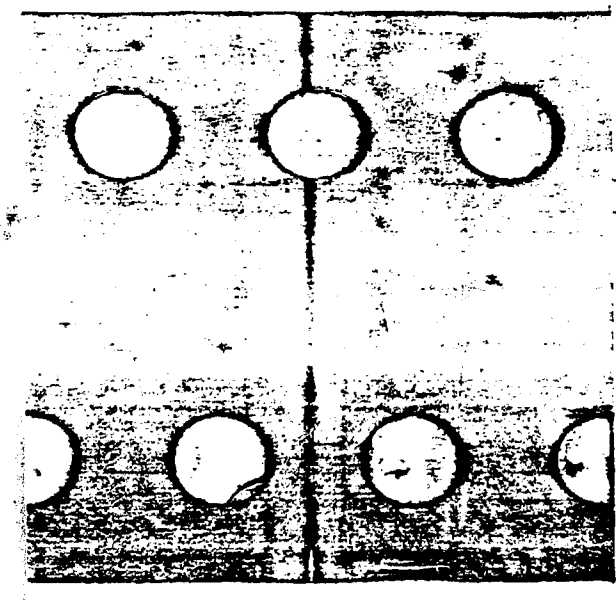
FOR _____

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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 90000.00	
			CON TX 333.00	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 340.00	
			CHECK 340.00	
04/09/92	01		15:09 0001 9134	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00463

IDENTIFICATION REFERENCE

APR 9 3 10 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 520011