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.:
Kirk A. Ryder 1002-B Noelton Avenue Nashville, TN 37204	New Owner	118-09-258

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt of which is hereby acknowledged, Roy S. Jones Construction Co., Inc., hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Kirk A. Ryder, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3-A, on the plan of Zone Lot Division of Lots 1 and 3, Binkley Subdivision, as shown on plat of record in Plat Book 6250, Page 967, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the same property conveyed to Roy S. Jones Construction Co., Inc., by Deed of Record in Book 7052, page 578, re-recorded in Book 7376, page 200 and in Book 7386, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 1002-B Noelton Avenue, Nashville, Tennessee 37204.

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. All matters shown on Plat recorded in Book 6200, Page 325, as amended by Book 6250, page 967.
3. Party wall(s) situated partly on the insured property and partly on adjoining properties.
4. Rights of parties in possession and unrecorded leases.

0630U

IDENTIF. REFERENCE

Grantor also transfers hereby all of its rights and obligations under each and every lease affecting the above-described real estate, and Grantee, by the acceptance and recording of this Special Warranty Deed, accepts and assumes all of such rights and obligations.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 30th day of April, 1992.

"GRANTOR"

ROY S. JONES CONSTRUCTION CO. INC.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5769 04/30 0101 03CHECK 217.90

Personally appeared before me, JOHN M. BARRO, 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 30th day of April, 1992.

Notary Public

My commission expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

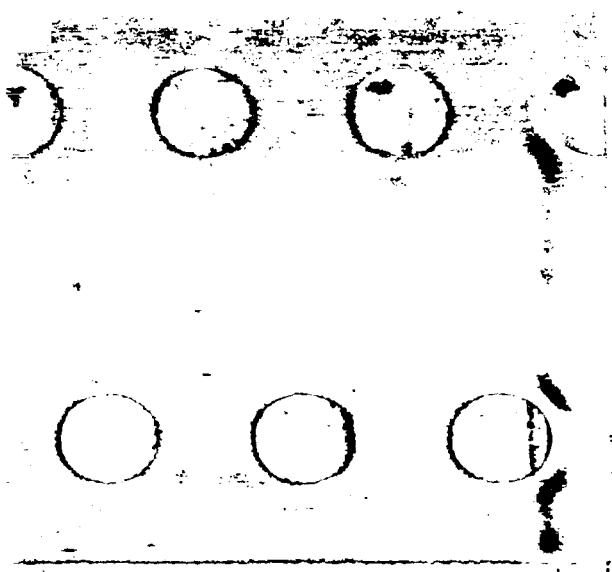
The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 30th day of April, 1992.

Notary Public

My Commission Expires:
7-23-94



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

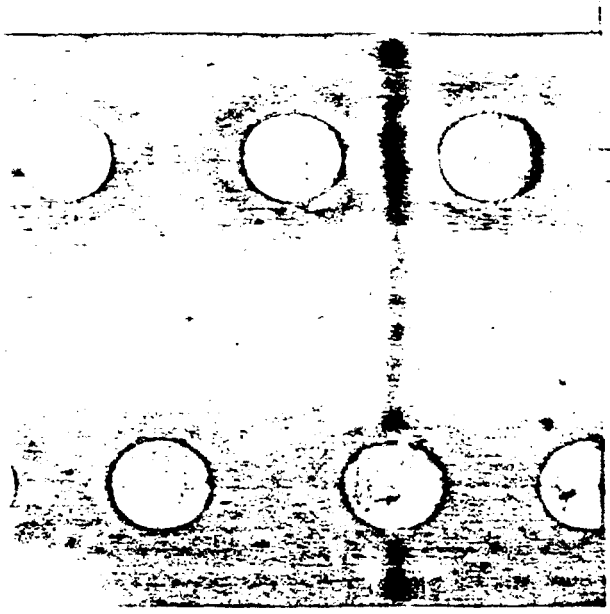
RECEIVED OF _____

FOR _____

BOOK 8614 PAGE 699

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	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	6.00
TOTAL	217.90
CHECK	217.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/30/92 01 16:03 0001 5769

063U8

IDENTIF. REFERENCE

APR 30 4 05 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 526545