FILE NO. 30022 FILE BOX "7"

BOOK 8618 PAGE 408

AFTER RECORDING RETURN TO:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Prepared by: NationsBank Legal Department
One Independence Center, 114-13
Charlotte, North Carolina 28255

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
George Richey & Tammy Wynette Richey 4916 Franklin Road Nashville, Tennessee	Same	146-6 Parcel 21

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ 422,500.00.

Affiant (Grantee)

Subscribed and sworn to before me, this the 23rd day of April 1992.

[Official Seal]

Notary Public

My Commission Expires: 11-21-92

SPECIAL WARRANTY DEED

3616 05/05 0101 03CHECK 1579.25

NATIONSBANK OF TENNESSEE, a Tennessee banking corporation, formerly known as Sovran Bank/Central South ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, TRANSFERRED and CONVEYED and does hereby GRANT, SELL, TRANSFER and CONVEY unto GEORGE RICHEY AND TAMMY WYNETTE RICHEY, husband and wife, ("Grantee") in fee simple, their heirs and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent

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GEORGE RICHEY IS ONE AND THE SAME PERSON AS GEORGE B. RICHARDSON AND TAMMY WYNETTE RICHEY IS ONE AND THE SAME PERSON AS TAMMY WYNETTE RICHARDSON.

streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES AS DEFINED IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THIS DEED IS DELIVERED, OR AS OTHERWISE DEFINED BY LAW, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, GRANTOR, has caused this Special Warranty Deed to be executed on the 22nd day of April, 1992.

ATTEST:

Secretary

NATIONSBANK OF TENNESSEE, a Tennessee banking corporation

By: _____

Name: Douglas J. Kroiss

Title: Senior Vice President

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STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas J. Kroiss and Linda E. Landers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Sr. Vice President and Assistant Secretary respectively of NationsBank of Tennessee, a Tennessee banking corporation, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Douglas J. Kroiss as such Sr. Vice Pres. and Linda E Landers as such Ass't secretary.

Witness my hand and seal, in Mecllenburg County North Carolina, this the 22nd day of April, 1992.

[Official Seal]

Deanna L. Zurenko
Notary Public

My Commission Expires: 6/5/95

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot Three (3) on the map of FRANKLIN ROAD ESTATES, of record in Book 1130, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Franklin Pike at the corner of Lots 3 and 4; thence with the line between said lots, easterly 671 feet to a point; thence northerly 200 feet to the south margin of a 50 foot drive; thence with the margin of same, westerly 651.4 feet to the beginning of a curve; thence around said curve southwesterly 29.5 feet to the east margin of Franklin Pike; thence with the margin of the same, southerly 200.8 feet to the POINT OF BEGINNING.

Being the same property conveyed to Sovran Bank/Central South by General Warranty Deed from Paul F. Durham and Nadene H. Durham, husband and wife, of record in Book 8091, Page 631, Register's Office for Davidson County, Tennessee.

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EXHIBIT B
PERMITTED EXCEPTIONS
TO DEED

1. Rights of parties in possession.

2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.

3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

5. Any and all unrecorded leases, if any, and rights of parties therein.

6. Taxes and assessments for the year of closing and subsequent years and subsequent assessments for prior years due to a change in use or ownership.

7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

8. The Plan of record in Book 1130, Page 58 of the Register's Office for Davidson County, Tennessee.

9. An easement for ten (10) foot water line of record in Book 2981, Page 876 of the Register's Office for Davidson County, Tennessee.

07520

IDENTIFT REFFERENCE

MAY 5 10 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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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
05/05/92	01	10:31 0001	CAMT 422500.00 CON TX 1563.25 PRFEE 1.00 WDEED 15.00 TOTAL 1579.25 CHECK 1579.25	3616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.520

IDENTIFICATION REFERENCE

MAY 5 10 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 527885