BOOK 8632 PAGE 684

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)	
William R. Rackley Route 1, Box 1 Elmwood, TN 38560	Same	171-2	
		9547 05/22 0101 03CHECK	935.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, CARL P. GARDNER, TRUSTEE OF HOWARD GARDNER TRUST #1 ("Grantor"), with full power to sell without joinder of any beneficiary, has this day bargained and sold, and does hereby transfer and convey unto WILLIAM R. RACKLEY ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

A tract of land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish Engineers, Inc., May 13, 1969.

Beginning at an iron stake at the northeasterly intersection of Franklin Road and Pewitt Street; thence with said Franklin Road north 19° 59′ east 72.87 feet to the beginning of a curve; thence around said curve having a radius of 1465 feet, northeasterly 46.18 feet; thence south 63° 44′ east 15.50 feet; thence north 77° 26′ east 77.60 feet to the westerly margin of L & N Railroad; thence with said Railroad south 7° 58′ east 149.50 feet; thence south 74° 52′ west 67.44 feet to the northerly margin of Pewitt Street; thence with said street north 53° 57′ west 34.54 feet and north 67° 57′ west 62.52 feet to the beginning, containing 0.396 acre, more or less.

Being part of the same property conveyed to Grantor by deed from Howard Gardner et ux. of record in Book 6852, page 18 Register's Office for Davidson County, Tennessee. The foregoing description is the same as in the Lease dated June 15, 1976 between Howard Gardner and Grantee.

This is improved property located at the intersection of Old Hickory Boulevard and Franklin Road, Brentwood, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTOR covenants and binds himself and his heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 22nd day of May, 1992.

Carl P. Gardner Trustee

CARL P. GARDNER, TRUSTEE OF
HOWARD GARDNER TRUST #1

12759

IDENTIF. REFERENCE

MAY 22 3 52 PM '92

FEE DAVIDSON COUNTY TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

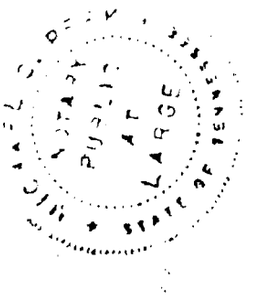
Personally appeared before me, the undersigned, a Notary Public, Carl P. Gardner, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 1992.

Michael S. Peek
Notary Public

My Commission Expires:

September 24, 1994



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $250,000.00.

William R. Rackley
Affiant

Subscribed and sworn to before me, this 22nd day of May, 1992.

Michael S Peek
Notary Public

My Commission Expires:

September 24, 1994



EXHIBIT A

1. 1992 property taxes, a lien, which are not yet due and payable.

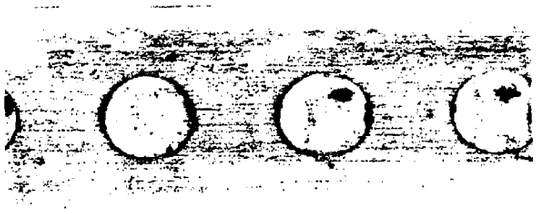
2. Any portion of the property lying within the right-of-way for Franklin Road.

3. Rights of the Railroad under a Charter Right-of-Way.

4. That portion of the improvements within right-of-way for CSX Railroad Right-of-Way.

5. Included in the foregoing description of the property but expressly excluded from the property hereby conveyed is the approximately 1,500 square feet of property along Franklin Road previously taken by the exercise of the power of eminent domain by the State of Tennessee for right-of-way purposes.

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



RECEIVED OF _____

FOR _____

BOOK 8632 PAGE 687

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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 9.00
TOTAL 935.00
CHECK 935.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/92 01 15:52 0001 9547

I 27 59

IDENTIF. TREFERENCE

MAY 22 3 53 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN



No. 533710