Box 41

BOOK 8635 PAGE 316

Address New Owner:	Map-Parcel Numbers	Send Tax Bills To:
Gilbert Smith d/b/a Precision Homes 3404 Elm Park Mesk. Tn 37209	76-5, 145; 76-5,146; 76-5,147; 76-9,5; 76-9,6; 76-9,8; Map 149-1-B, Parcels 85, 84, 83, 82, 81, 80, 79, 56,18, 17, 6, 3, 2	Same as Owner

This instrument prepared by: Kim Sheftall Humphries, Third National Bank, Legal Dept., 424 Church Street, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a national banking association (the "Grantor") has bargained and sold, and by these presents transfers and conveys to GILBERT SMITH d/b/a PRECISION HOMES (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is unimproved property, known as Lot Nos. 13, 14, 15, 22, 23 and 25 on the Plan of Stoner Mill, Section II, of record in Plat Book 6900, page 904, Register's Office for Davidson County, Tennessee and Lots Nos. 254, 255, 256, 257, 258, 259, 260, 281, 319, 320, 331, 334 and 335 of Piccadilly Square, Phase III, of record in Book 6250, pages 892-894 said Register's Office.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me this 26TH day of MAY, 1992.

Notary Public
My Commission Expires Jan 23 1993

13658

IDENTIF. REFERENCE

MAY 27 3 PM '92

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 26 day of _____, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: _____

By: _____

Title: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa Ford, Notary Public, Steven C. Smith, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Executive Vice President of Third National Bank in Nashville, a national banking association, and is authorized to execute this instrument on behalf of said association.

Witness my hand at office, this 26 day of May, 1992.

My Commission Expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa Ford, Notary Public, Lynn H. Yarbrough, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of Third National Bank in Nashville, a national banking association, and is authorized to execute this instrument on behalf of said association.

Witness my hand at office, this 26 day of May, 1992.

My Commission Expires: _____

NOTARY PUBLIC

EXHIBIT A

Description of Real Property

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 13, 14, 15, 22, 23 and 25 on the Plan of Stoner Mill, Section II, of record in Plat Book 6900, page 904, register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Third National Bank in Nashville, by Successor Trustee's Deed from Gary R. Thompson, Successor Trustee, of record in Book 8599, page 838, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 254, 255, 256, 257, 258, 259, 260, 281, 319, 320, 331, 334 and 335 of Piccadilly Square, Phase III, of record in Book 6250, pages 892 through 894, inclusive, said Register's Office, to which reference is made for a more complete description.

Being part of the same property conveyed to Third National Bank in Nashville by Trustee's Deed from William B. Drescher, Trustee, of record in Book 8215, page 95, Register's Office for Davidson County, Tennessee; and being the same property (Lots 257 and 260) conveyed to Third National Bank in Nashville by Trustee's Deed from Julian L. Bibb, Successor Trustee, of record in Book 8217, page 602, in said Register's Office.

EXHIBIT B

Encumbrances

TRACT I:

1. Taxes for 1992, a lien, but not yet due or payable.

2. Restrictive Covenants contained in an instrument of record in Book 7847, page 63, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 6900, page 904, in said Register's Office.

4. Easement for ingress and egress of record in Book 3950, page 888, in said Register's Office.

5. Easement for the flow of any creeks, streams or branches.

TRACT II:

1. Taxes for 1992, a lien, but not yet due or payable.

2. Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

3. Addition of an amenity easement to Lot No. 335 of record in Book 7459, page 675, in said Register's Office.

4. Deed of Conveyance of sewer lines of record in Book 7748, page 432, and in Book 7748, page 478, in said Register's Office.

5. Easement for the flow of any creeks.

6. One-half acre reserved for a graveyard, together with right of ingress and egress thereto, of record in Book 854, page 73, in said Register's Office.

7. Agreement for dedication of sanitary sewers and/or storm drainage of record in Book 6251, page 616, and Book 6186, page 238, in said Register's Office.

8. The Plan of record in Book 6250, pages 892-894, as amended in Book 8001, page 278, in said Register's Office, showing an Owner's Certificate, easements, setback lines and notes.

9. Declaration of Covenants, Conditions and Restrictions as set out in Book 6236, page 684 (recorded as part of a collection of documents recorded at Book 6236, page 683), in said Register's Office, as amended by instruments of record in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; and Book 6518, page 190, in said Register's Office.

10. Articles of Incorporation of Piccadilly Square Homeowners Association as set out in Book 6236, page 703 (recorded as part of a collection of documents recorded at Book 6236, page 683), in said Register's Office, and amended by instruments of record in Book 6295, page 548; Book 6295, page 556; Book 6295, page 564, and Book 6300, page 423, in said Register's Office.

11. By-Laws of Piccadilly Square Homeowners Association as set out in Book 6236, page 708 (recorded as part of a collection of documents recorded at Book 6236, page 683), in said Register's Office; and amended by instruments of record in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; and Book 6300, page 431, in said Register's Office.

12. Information Brochure for Piccadilly Square Homeowners Association set out in Book 6236, page 726 (recorded as part of a collection of documents recorded at Book 6236, page 683), in said Register's Office; and amended by instruments of record in Book 6295, page 596; Book 6295, page 602, and Book 6300, page 439, in said Register's Office.

13. Charter of Piccadilly Square Homeowners Association of record in Book 7288, page 963, in said Register's Office.

14. Declaration of Restrictive Covenants of record in Book 6355, page 322, in said Register's Office.

0566 05/27 0101 03CHECK 744.90

77572/05-18-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8635 PAGE 321

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
197000.00
CON TX 728.90
PRFEE 1.00
WDEED 15.00
TOTAL 744.90
CHECK 744.90
05/27/92 01 15:22 0001 0566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13658

IDENTIF. REFERENCE

MAY 27 3 23 PM '92

DAVIDSON COUNTY, TN.

No. 534718