(JMG) Box 37

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James K. Christain Mary Beth Christain 3820 Richland Ave Nashville TN 37205-2440	158-4A-26-CO	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 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, Joe M. Goodman (the "Grantor") has bargained and sold, and by these presents transfers and conveys to James K. Christain and Mary Beth Christain (the "Grantees"), Grantees' heirs 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 following:

1. Real estate taxes for the current year a lien, not yet due and payable.

2. Declaration of Protective Covenants for Otter Wood, of record in Book 7260, page 483, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance of Sanitary Sewer Lines of record in book 7474, page 695 and Book 8204, page 243, said Register's Office.

4. Deed of Conveyance of Water Lines of record in Book 8287, page 64, said Register's Office.

5. Matters shown on Plan of record in Book 6900, page 602, said Register's Office.

This is unimproved property.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00 .

Joe M. Goodman
Affiant

Subscribed and sworn to before me this 5 day of March, 1992.

Christy Cole
Notary Public
My Commission Expires: 11/25/95

NOTARY PUBLIC AT LARGE OF TENN.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 5 day of March, 1992.

JOE M. GOODMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Christy L. Cole, Notary Public, Joe M. Goodman, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness, my hand, at office, this 5 day of March, 1992.

Christy L. Cole
Notary Public

My Commission Expires: 11/25/95

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Revised Section Two, Otterwood, according to survey and plat of same appearing of record in Book 6900, page 602, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of location and description of said Lot.

Being the same property conveyed to Joe M. Goodman by deed from James K. Christian and wife, Mary Beth Christian, of record in Book 8519, page 43, Register's Office for Davidson County, Tennessee. This is not the usual place of residence of the Grantor.

53497

IDENTIFI REFERENCE

OCT 8 4 03 PM '92

DAVIDSON COUNTY, TN

9177 10/08 0101 03CHECK 309.00



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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 309.00
				CHECK 309.00
10/08/92	01			16:04 0001 9177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53497.

IDENTIFT REFERENCE

OCT 8 4 03 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 578699