Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mr. Olin E. McFolin 2606 Lancaster Court Murfreesboro, TN 37129	Map 147-07-0-B, Parcel 31	Same as Owner

This instrument prepared by: Kim Sheftall Humphries, Third National Bank, Legal Dept., 424 Church Street, Nashville, Tennessee 37219
Return to Kim Sheftall Humphries, Box 25A

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 OLIN E. McFOLIN (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 improved property, known as 4958 Edmonson Pike, Unit F-31, Woodlea Place Townhomes, Nashville, TN 37211.

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. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,500.00.

Olin E McFolin
Affiant

Subscribed and sworn to before me this 20th day of October, 1992.

Kim Sheftall Humphries
Notary Public
My Commission Expires: 9/25/93

KIM SHEFTALL HUMPHRIES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. STATE OF TENNESSEE

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 19th day of October, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: Vice President

By: _____

Title: Asst. Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kim Sheftall Humphries Notary Public, Lynn H. Vandergrift, 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 a 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 19th day of October, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 9/25/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kim Sheftall Humphries, Notary Public, Steven O. 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 an Assit. 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 19th day of October, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 9/25/93

mcfolin.swd

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. F-31, Parcel No. 31, in Woodlea Place Townhouses as of record in Book 5050, page 101, 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 deed from Gary R. Thompson, Successor Trustee, of record in Book 8642, page 286, Register's Office for Davidson County, Tennessee.

5.6.9.0 2.

IDENTIFI REFERENCE

OCT 21 1 48 PM '92

...A Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

EXHIBIT B

1. Easements, or claims of easements, not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

3. Terms, provisions, covenants, conditions, easements and rights as contained in Declaration of Covenants and Restrictions, filed September 16, 1977 and recorded in Book 5197, page 544, and the By-Laws of Woodlea Place Homeowners Association, Inc., recorded in book 5197, page 585, in said Register's Office.

4. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in instruments of record in Book 5197, page 544 and Book 5197, page 585, in said Register's Office.

5. Utility easement granted City of Nashville acting by and through the Electric Power Board of the City of Nashville by Virginia Yearwood Robertson across part of premises as set out in instrument of record in Book 3255, page 532, Register's Office for Davidson County, Tennessee.

6. By an instrument of record in Book 4750, page 536, Register's Office for Davidson County, Tennessee, the minimum building setback line of 100 feet from the center of the pike was amended so as to provide for a minimum building setback line of 340 feet from the margin of Edmondson Pike in lieu of the original minimum building setback line.

7. Restrictive Covenants contained in an instrument of record in Book 1715, page 537, Register's Office for Davidson County, Tennessee.

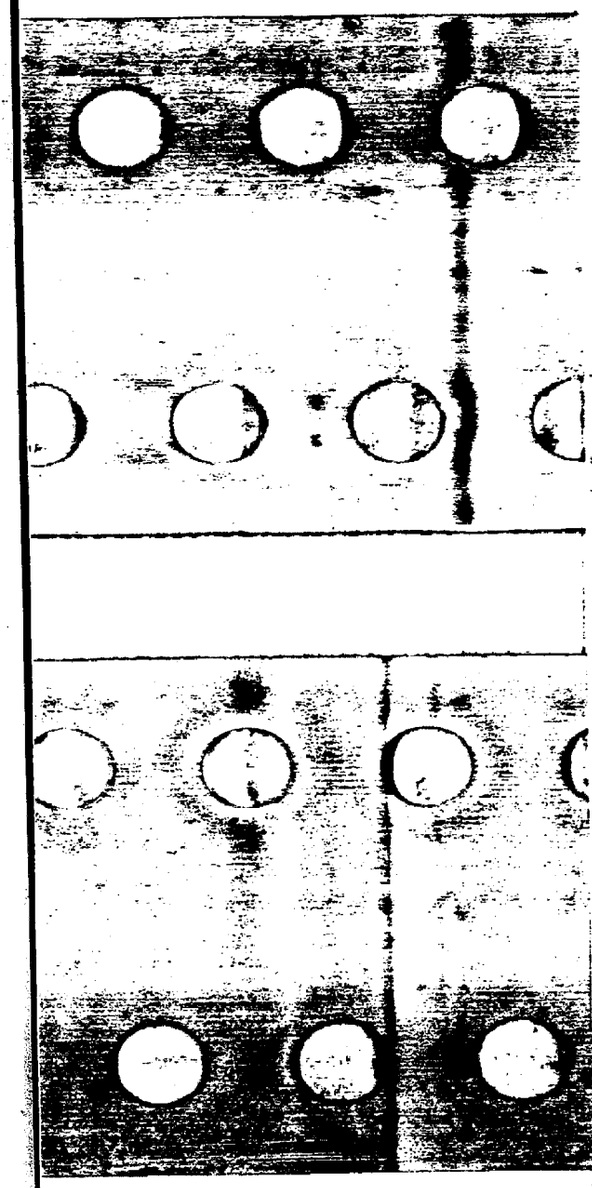
8. Restrictive Covenants contained in deed of record in Book 1629, page 115, as modified by instrument of record in Book 1726, page 379, and re-recorded in Book 1729, page 195, in said Register's Office, as amended in Book 4750, page 536, in said Register's Office.

9. Restrictive covenants contained in an instrument of record in Book 2595, page 381, in said Register's Office.

10. Restrictive covenants contained in an instrument of record in Book 1850, page 566, in said Register's Office.

mcfolin.swd

3635 10/21 0101 03CHECK 107.65



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

RECEIVED OF _____

FOR _____

BOOK 8763 PAGE 415

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
			MAMT	24500.00
			MOR TX	90.65
			PRFEE	1.00
			CANCEL	

10/21/92 01 13:49 0001 3004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.9.0.2

IDENTIFICATION REFERENCE

OCT 21 1 48 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	24500.00
CON TX	90.65
PRFEE	1.00
WDEED	16.00
TOTAL	107.65
CHECK	107.65

10/21/92 01 13:50 0001 3005

No. 582463