BOX 50

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8776 PAGE 901

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| Randall Rudolph | Same | Map 147-16-201 |
| 4718 Nolensville Road | | Parcel 147-16-200 |
| Nashville, Tn 37211 | | |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, UNION PLANTERS NATIONAL BANK, a national banking association, formerly Fidelity Federal Bank (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Randall Rudolph, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

3944 11/05 0101 03CHECK 1197.00

TRACT I:

Land in Davidson County, Tennessee, being two tracts of land known as the northerly one-half of Lot No. 2 (TRACT I) and the southerly one-half of Lot No. 2 (TRACT II) as shown on the Plan of the Subdivision of George Hicks Property Number Five, of record in Book 5190, page 134, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Nolensville Pike (also known as Nolensville Road), said point being the southeast corner of Lot No. 1 as shown on said plan; thence along the southerly line of Lot No. 1 South 74 degrees 09 minutes 25 seconds East 257.92 feet (South 73 degrees 56 minutes 32 seconds West 257.22 feet by Deed) to a point; said point being the southeast corner of Lot No. 1 as shown on said Plan; thence South 16 degrees 47 minutes East 64.23 feet to a point; thence North 76 degrees 34 minutes East 255.03 feet (North 76 degrees 21 minutes 37 seconds East 255.04 feet by Deed) to a point in the westerly margin of Nolensville Pike; thence with a curve to the left along the westerly margin of Nolensville Pike; having a radius of 1777.2 feet, 75 feet to the point of beginning.

TRACT II:

Beginning at a point in the westerly margin of Nolensville Pike, said point being the Southeast corner of Lot NO. 2 as shown on said Plan, thence with a curve to the left along the westerly margin of Nolensville Pike, with a radius of 1777.2 feet, a distance of 75 feet to a point, said point being the southeaster corner of the northerly one-half of Lot No. 2, heretofore conveyed to George Hicks by Quitclaim Deed from James D. Gillespie, of Record in Book 5380, page 509, said Register's Office; thence with the southerly line of said Hicks Property South 76 degrees 21 minutes 27 seconds West 255.04 feet to a point; thence South 16 degrees 47 minutes East 33.04 feet to a monument; thence South 12 degrees 31 minutes East 31.32 feet to a point, being the southwest corner of Lot No. 2 as shown on said Plan;,thence with the southerly

line of Lot NO. 2, North 78 degrees 46 minutes 41 seconds East 252.49 feet to the westerly margin of Nolensville Pike, being the point of beginning.

Being part of the same property conveyed to Fidelity Federal Bank by Deed from William L. Rosenberg, Successor Trustee of record in Book 8562, page 898, Register's Office for Davidson County, Tennessee. Union Planters National Bank is the successor to Fidelity Federal Bank.

This is improved property known as 4813-4815 Nolensville Road, Nashville, Tennessee 37211.

The above conveyance is subject to the following:

1. Taxes for 1992, which Grantor assumes by this instrument.
2. Easement for sanitary sewers, etc., of record in Book 6297, page 16, Register's Office for Davidson County. (TRACT I)
3. Easement for sanitary sewers, etc., of record in Book 6303, page 794, said Register's Office. (TRACT II)
4. Grant of easement of record in Book 7383, page 47, said Register's Office. (TRACT II)
5. The Plan of record in Book 5190, page 134, said Register's Office, shows an owner's certificate, easements, setback lines and notes to which plan reference is hereby made. (TRACTS I & II)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 30th day of October, 1992.

UNION PLANTERS NATIONAL BANK

By: _____

Its: ASSISTANT VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L. MOORE, a Notary Public of said county and state, JOSE DIRUBE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the ASST VICE PRESIDENT of Union Planters National Bank, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30 day of October, 1992.

Notary Public

My Commission Expires: Nov 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me this 30 day of OCTOBER, 1992.

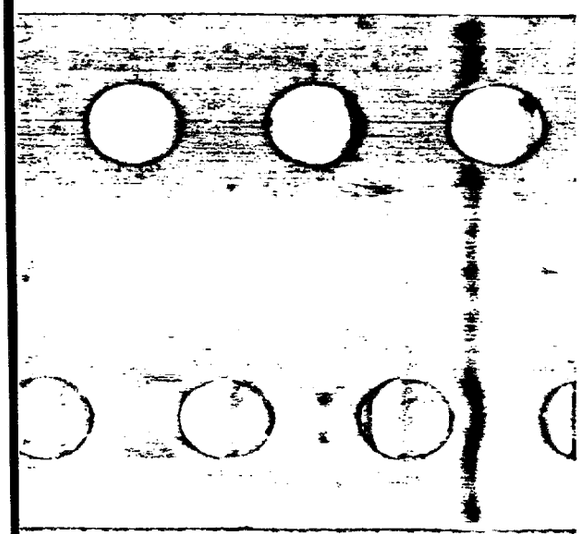
Notary Public
My Commission Expires: 11/21/92

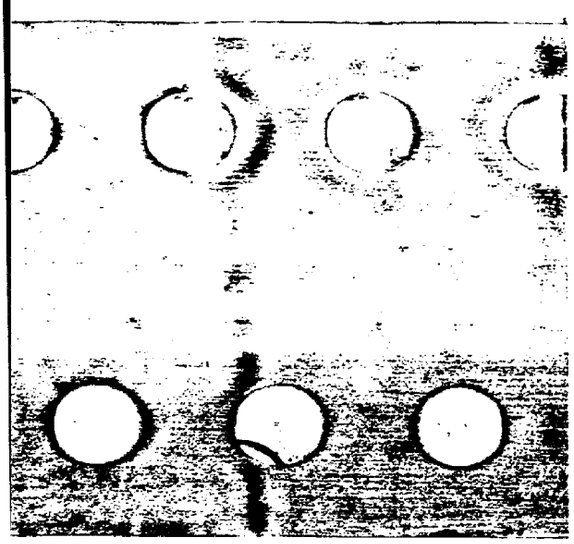
61790

IDENTIFICATION REFERENCE

NOV 5 3 57 PM '92

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8778 PAGE 904

| | | |
|---|---|---|
| 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 320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 12.00
TOTAL 1197.00
CHECK 1197.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 7 9 0 IDENTIFI REFERENCE NOV 5 3 57 PM 19 11 /92 01 15:56 0001 3944

DAVIDSON COUNTY, TN

**No.** 587798