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

BOOK 8836 PAGE 703

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Richard V. Duck and J'Neall J. Duck 311 Wilhagan Road Nashville, TN 37217	Same	Map 106 Parcel 12-4

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, Third National Bank in Nashville, as Executor of the Estate of W.L. Hagan (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Richard V. Duck and wife, J'Neall J. Duck (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Murfreesboro Road Industrial Subdivision, Section One, of record in Book 3106, page 119, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Horace T. (H.T.) Hagan by deed from N.F. Hobson and wife, of record in Book 256, page 346, and by deed from E.L. Hagan and wife, of record in Book 318, page 552, and by deed from Bettie Hagan of record in Book 417, page 419, the said Horace T. (H.T.) Hagan having since died survived by W.L. Hagan as his only heir at law and the will of W.L. Hagan of record in Will Book 160, page 172, Probate Court Clerk's Office having named Third National Bank in Nashville as Executor of the Estate of W.L. Hagan.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 Property taxes which are not yet due and payable.

2. Restrictive covenants contained in instrument of record in Book 3404, page 545, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 3106, page 119, said Register's Office, shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 10 foot easement for drainage purposes along the southwest line of said lot.

4. Easement to Southern Bell Telephone and Telegraph Company of record in Book 1066, page 395, said Register's Office.

5. Easement to the City of Nashville for sanitary sewer purposes of record in Book 3533, page 56, said Register's Office.

This is improved property known as 311 Wilhagan Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, and their heirs and assigns forever.

And Grantor covenants with the said Grantees 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 Grantees, their heirs 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 by its duly authorized representative this 8th day of January, 1993.

Third National Bank in Nashville, as Executor of the Estate of W.L.Hagan

By: Nancy Craig
Nancy Craig

Its: ASST. V. P. & TRUST REAL ESTATE OFFICER

8 1 1:8.9

IDENTIFICATION REFERENCE

JAN 8 4 22 PM '93

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4261 01/08 0101 03CHECK 638.00

Personally appeared before me, the undersigned, a Notary Public of said county and state, Nancy Craig, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the ASST. V. P. & TRUST REAL ESTATE OFFICER for Third National Bank in Nashville, 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 8th day of January, 1993.

Lisa E. Peelman
Notary Public

LISA E. PEELMAN NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 5-25-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

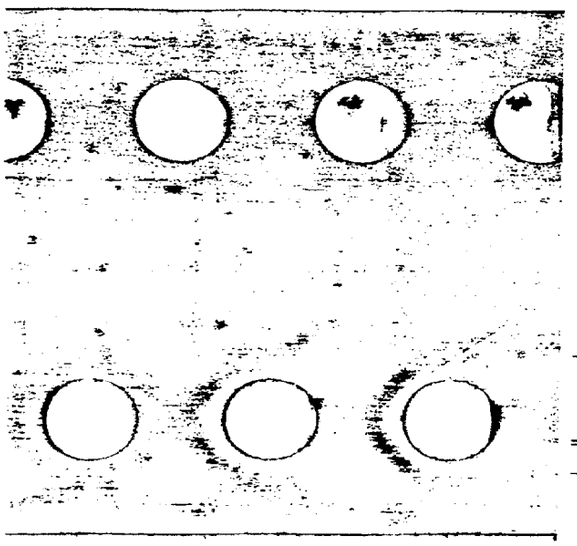
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

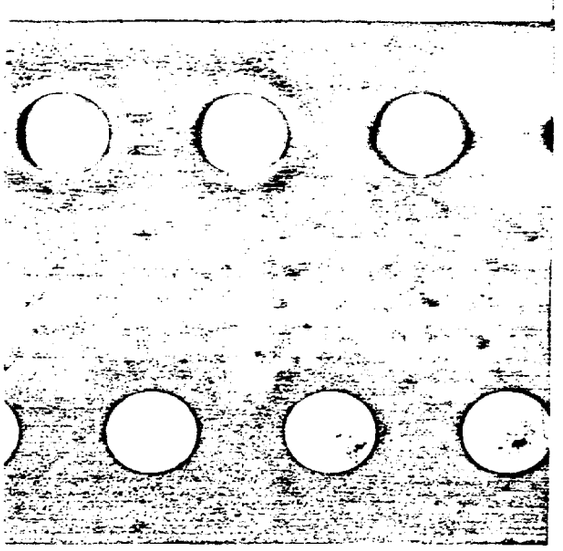
Richard J Ouck
Affiant

Subscribed and sworn to before me this 8th day of January, 1993.

Lisa E. Peelman
Notary Public
My Commission Expires: 5-25-96

LISA E. PEELMAN NOTARY PUBLIC STATE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8836 PAGE 705

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	170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
01/08/93	01		16:21 0001	4261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 1.8.9

IDENTIFI REFERENCE

JAN 8 4 22 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 609054