FILE BOX 57

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This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 8864 PAGE 19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

Fred O Williams
Affiant

Subscribed and sworn to before me this 11th day of February, 1993.

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires:

My Commission Expires NOv. 20, 1996

SPECIAL WARRANTY DEED

Address New Owner:	**Send tax bills to:**	**Map & Parcel No.**
Fred O. Williams and, wife Margaret A. Williams 3213 KNOBVIEW DR NASH. TN 37214	**NEW OWNER**	**Map 84-16** **Parcel 17**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donelson Air Conditioning Co., Inc.**, a Tennessee corporation (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **Fred O. Williams and wife, Margaret A. Williams** (the "Grantee"), its successors and assigns,

a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot. No. 17 on the Map of donelson Heights Subdivision, not of record, described according to a blueprint of said Map made July 9, 1921 by Erle Drake as follows:

Said Lot No. 17 fronts 100 feet on the easterly side of Shady Grove Road and runs back between parallel lines 200 feet.

Being the same property conveyed to Donelson Air Conditioning Co., Inc., by deed from Mrs. Della Gentry, of record in Book 5613, page 408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 1993 which have been prorated and are hereby assumed by the Grantee.

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, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of Grantor this the 11 day of February, 1993.

DONELSON AIR CONDITIONING CO., INC.
a Tennessee corporation

By: _____
Its: President

9 1 8 2 7

IDENTIFICATION REFERENCE

FEB 11 1 01 PM '93

JOE C. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allen R. Sielbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President or other officer authorized to execute this instrument of **Donelson Air Conditioning Co., Inc.**, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office on this the 11th day of February, 1993.

Notary Public

My Commission expires:

THOMAS C. SCOTT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires NOV. 20, 1996

3087 02/11 0101 03CHECK 679.00



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
				180000.00
				CON TX 666.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 679.00
				CHECK 679.00
02/11/93	01			13:00 0001 3087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 8 2 7

IDENTIFICATION REFERENCE

FEB 11 1 01 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 620731