BOOK 8880 PAGE 673

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
Suite 112 - Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

New Owner	**Send Tax Bills To**	**Map/Parcel No.**
Bexley Ventures	New Owner	Map 156-2
P.O. Box 1091		Parcel 91
Hendersonville, TN 37077		

9511 03/04 0101 03CHECK 292.05

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 26th day of February, 1993, by **UNION PLANTERS NATIONAL BANK, formerly FIDELITY FEDERAL BANK,** a banking corporation (hereinafter the **"Grantor"**), and **BEXLEY VENTURES, a Tennessee Partnership** (hereinafter the **"Grantee"**).

W I T N E S S E T H:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Union Planters National Bank, by Substitute Trustee's Deed, of record in Book 8767, Page 309, Register's Office for Davidson County, Tennessee.
>
> THIS IS IMPROVED PROPERTY KNOWN AS:
> 786 Myhr Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behoof of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

UNION PLANTERS NATIONAL BANK

By: _____
SEAN D. HART

Title: **Banking Officer**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SEAN D. HART**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Banking Officer of **UNION PLANTERS NATIONAL BANK**, the within bargainor, a banking corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Banking Officer.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 26th day of February, 1993.

_____
Notary Public

My Commission Expires: 11/26/94

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $76,500.00.

_____
Affiant

SWORN to and subscribed before me, this 26th day of February, 1993.

_____
Notary Public

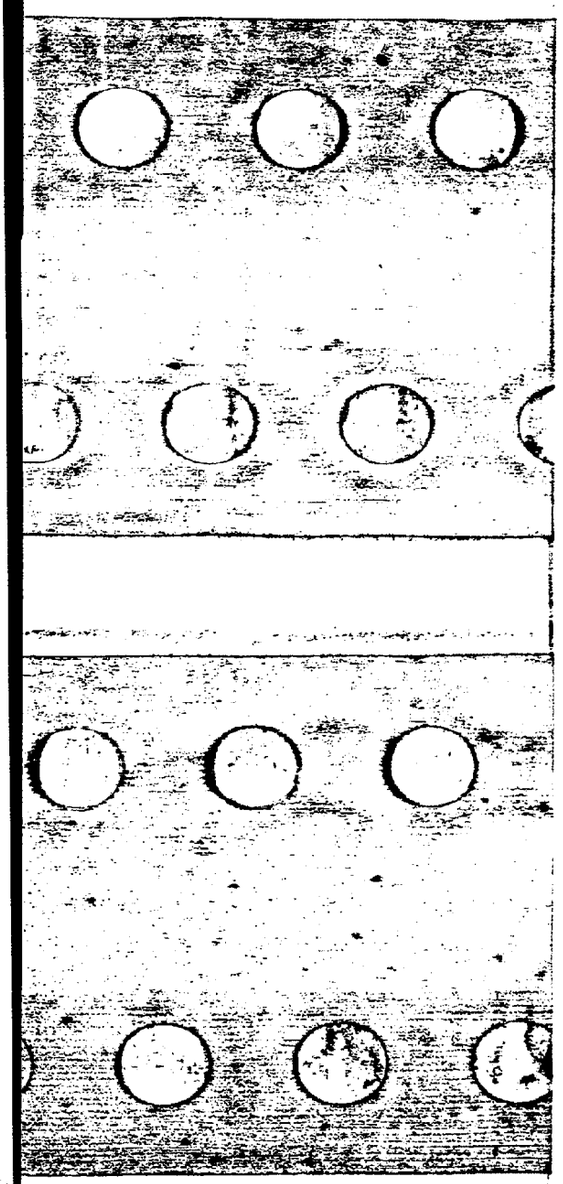
My Commission Expires: 11/26/94

IDENTIFICATION REFERENCE

97673

MAR 1 2 47 PM '93

DAVIDSON COUNTY, TN



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

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RECEIVED OF _____

FOR _____

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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

03/04/93 01 14:48 0001 9511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 7 6 7 3

IDENTIFICATION REFERENCE

MAR 4 2 47 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 627078