BOOK 8901 PAGE 77

Document 193857 3/29/93 gh
THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO	MAP-PARCEL NOS.
James W. Ditenhafer 4015 Overbrook Drive Nashville, TN 37204	SAME	Map 132-2, Parcel 26

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Six Thousand Dollars ($156,000.00), and other good and valuable consideration the receipt of which is hereby acknowledged, the Estate of Goebel G. Bunch, acting pursuant to a power of sale granted to First American Trust Company, N. A. and N. Burch Tucker, Jr., the Co-Executors, by the Last Will and Testament of Goebel G. Bunch, (the Estate of Goebel G. Bunch being herein referred to as the "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey to James W. Ditenhafer (the "Grantee"), his heirs and assigns, the following tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 37 on the Map of Brookhaven Estates, the plat of which is of record in Book 1835, pages 49, 50, and 51, Register's Office of Davidson County, Tennessee, except for a triangle located in the northerly rear corner of said lot, said triangle having a base of 10 feet as measured along the rear boundary line of said Lot 37, (which triangle was a part of the property conveyed to C. H. Briley, Jr. and wife, Marguerite S. Briley, by deed of record in Book 2096, page 617 said Register's Office), and including a triangle located in the southwesterly corner of Lot No. 36, said triangle having a base of 10 feet as measured along the northwesterly right-of-way of Overbrook Drive, said tract being more particularly described as follows:

Beginning at a point in the northwesterly margin of Overbrook Drive at the corner of Lots 37 and 38; thence with the line between said lots northwesterly 277.2 feet to a point at the common rear corner of lots 37 and 38; thence along the rear boundary of said Lot 37, northeasterly 150 feet to a point which is 10 feet southwest, as measured along the rear boundary of lot 37, from the common rear corner of Lots 36 and 37; thence southeasterly and crossing the line between Lots 36 and 37, 313.2 feet to an iron pin in the

northwesterly margin of Overbrook Drive which iron pin is 10 feet northeast from the original common front corner of Lots 36 and 37; thence with the margin of Overbrook Drive southwesterly 150 feet to the point of beginning.

Being part of the property conveyed to Woodhaven Homes, Incorporated, by deed from Paramount Homes, Incorporated, of record in Book 1970, page 15, said Register's Office and being the same property conveyed to Goebel G. Bunch and wife, Lila D. Bunch, by warranty deed of record in Book 2104, page 47 said Register's Office. The said Lila D. Bunch died in 1986, and the said Goebel G. Bunch died on September 18, 1992, leaving a Last Will and Testament of record in Will Book 181, page 197 Office of the Probate Court Clerk of Davidson County, Tennessee, and First American Trust Company, N. A. and N. Burch Tucker, Jr., the Co-Executors of the Estate of Goebel G. Bunch, are given a power of sale by said Will.

The foregoing legal description is the same as the description used in said Deed to Goebel G. Bunch and wife, Lila D. Bunch.

Said property is conveyed subject to the following:

1. A lien for 1993 real property taxes which have been prorated and are assumed by the Grantee.

2. The restrictions, limitations, and easements set out in an instruments of record in Book 1578, page 276, in Book 1786, page 501, and in Book 1969, page 609, as amended by the instrument of record in Book 3529, page 623, said Register's Office.

3. The owner's certificate and easements set out on the Map of Brookhaven Estates of record in Book 1835, pages 49, 50, and 51, said Register's Office, as amended by the Re-Location of Easement of record in Book 2093, page 245 said Register's Office.

This is improved property known as 4015 Overbrook Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, except as otherwise herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, claiming by, through, and under Grantor, but no further or otherwise.

The covenants and warranties of First American Trust Company, N. A. and N. Burch Tucker, Jr., the Co-Executors of the Estate of Goebel G. Bunch, made herein are made in as full and ample a manner as they can and should do, but no further or otherwise, meaning that the extent of their liability is limited by the amount of the corpus of the estate of which they are the fiduciary.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the dates indicated in the acknowledgments below, to make this conveyance, effective on the 30TH day of MARCH, 1993.

ESTATE OF GOEBEL G. BUNCH

By: First American Trust Company, N. A.,
Co-Executor

By: _____

By: _____
N. Burch Tucker, Jr., Co-Executor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Alisa G. McMurtry, a Notary Public in and for said County and State, Douglas A. Kirby, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of First American Trust Company, N. A., a national banking association, the Co-Executor of the Estate of Goebel G. Bunch, and is authorized to execute this instrument on behalf of said national banking association.

WITNESS my hand, at office, this 30th day of March, 1993.

_____
Notary Public

My Commission Expires:
March 23, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Alisa G. McMurtry, a Notary Public in and for said County and State, N. Burch Tucker, Jr., the Co-Executor of the Estate of Goebel G. Burch, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 1993.

Alisa G. McMurtry
Notary Public

My Commission Expires:
March 23, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 156,000.00.

James W. Tuckerman
Affiant

Sworn to and subscribed before me, this 30th day of March, 1993.

Carol R. Kelly
Notary Public

My Commission Expires:
1/25/97

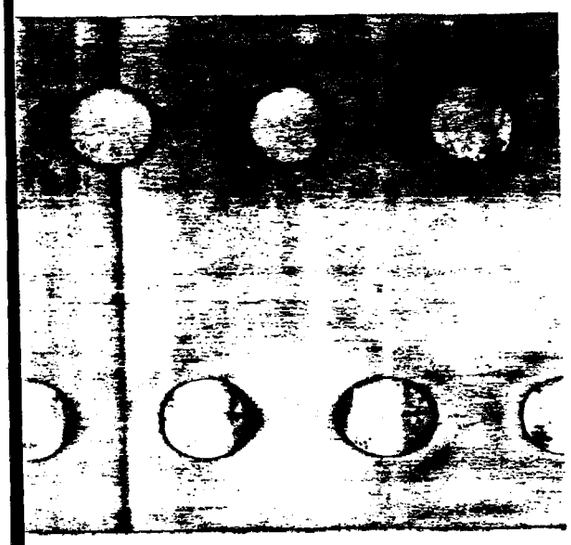
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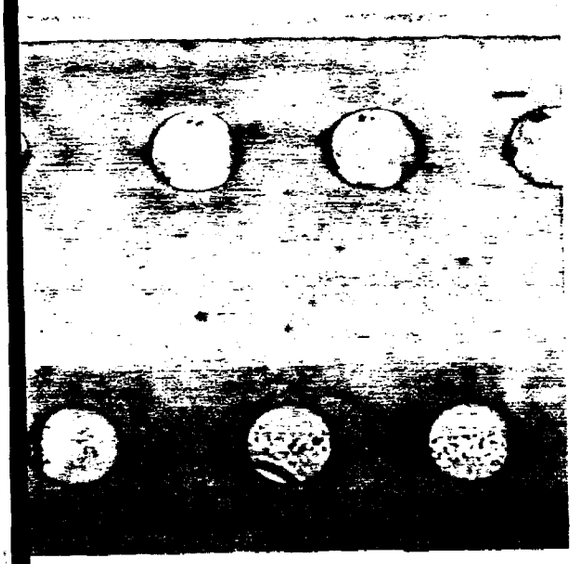
IDENTIFICATION REFERENCE

MAR 31 9 53 AM '93

JOE L. WILSON II REGISTER
DAVIDSON COUNTY, TN

7507 03/31 0101 03CHECK 594.20





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

RECEIVED OF _____

FOR _____

BOOK **8901** PAGE **81**

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	156000.00
			CON TX	577.20
			PRFEE	1.00
			WDEED	16.00
			TOTAL	594.20
			CHECK	594.20
03/31/93	01		09:52 0001	7507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481.7

IDENTIFICATION REFERENCE

MAR 31 9 53 AM '93

DAVIDSON COUNTY, TN

No.634959