cb 5C

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

BOOK 8919 PAGE 19

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Gil Smith d/b/a Precision Homes 3404 Elm Hill Pike Nashville, TN 37214	Same	Map 95-12 Parcels 8, 191-199, 201-221, 223-226

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, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Gil Smith d/b/a Precision Homes (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 17 through 25, 27 through 47, and 49 through 52, as shown on the Final Plat of Lakeland, Phase Two, Section Two, of record in Plat Book 7900, page 103, Register's Office for Davidson County, Tennessee, and Lot No. 8, as shown on the Final Plat of Lakeland Section II, Phase One, of record in Book 6250, page 983, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description of said Lots.
>
> Being part of the same property conveyed to Third National Bank in Nashville, a national banking association, by deed of record in Book 8189, page 757, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lots Nos. 17 through 25, 27 through 47, and 49 through 52, Final Plat of Lakeland, Phase Two, Section Two, as further described on Exhibit A which is attached hereto and incorporated herein by reference and Lot No. 8, as shown on the Final Plat of Lakeland Section II, Phase One, known as 2812 Airwood Drive, Nashville, Tennessee 37214.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

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 heirs 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 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 this 14th day of April, 1993.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Its: V.P.

By: Nina N. Vowell

Its: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Lynn H. Vandergriff and Nina N. Vowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Vice President and Assistant Vice President, respectively, of Third National Bank in Nashville, the maker or a constituent of the maker and are 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 14th day of April, 1993.

Patricia D Eastes
Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

G.A. Smith
Affiant

Subscribed and sworn to before me this 14th day of ~~March~~ April, 1993.

Notary Public
My Commission Expires: 5-25-96

EXHIBIT A

Lots 17 through 25, 27 through 47, and 49 through 52, on the Final Plat of Lakeland, Phase Two, Section Two, of record in Plat Book 7900, page 103, said Register's Office. The foregoing described lots are 2629 Hibbitts Road (Lot 17), 2625 Hibbitts Road (Lot 18), 2621 Hibbitts Road, or 601 Hibbitts Court (Lot 19), 605 Hibbitts Court (Lot 20), 609 Hibbitts Court (Lot 21), 612 Hibbitts Court (Lot 22), 608 Hibbitts Court (Lot 23), 604 Hibbitts Court (Lot 24), 600 Hibbitts Court or 2617 Hibbitts Road (Lot 25), 2744 Airwood Drive (Lot 27), 2740 Airwood Drive (Lot 28), 2736 Airwood Drive (Lot 29), 2732 Airwood Drive (Lot 30), 2728 Airwood Drive (Lot 31), 2724 Airwood Drive (Lot 32), 2720 Airwood Drive (Lot 33), 2716 Airwood Drive (Lot 34), 2712 Airwood Drive (Lot 35), 2708 Airwood Drive (Lot 36), 2704 Airwood Drive (Lot 37), 2700 Airwood Drive (Lot 38), 2701 Airwood Drive (Lot 39), 2705 Airwood Drive (Lot 40), 2709 Airwood Drive (Lot 41), 2713 Airwood Drive (Lot 42), 2717 Airwood Drive (Lot 43), 2721 Airwood Drive (Lot 44), 2725 Airwood Drive (Lot 45), 2729 Airwood Drive (Lot 46), 2733 Airwood Drive (Lot 47), 2741 Airwood Drive (Lot 49), 2745 Airwood Drive (Lot 50), 2749 Airwood Drive (Lot 51), 2753 Airwood Drive (Lot 52).

EXHIBIT B BOOK 8919 PAGE 22

1. Taxes for 1993 and subsequent years.

2. The Plan of record in Book 6250, page 983, and Book 7900, page 103, said Register's Office.

3. Covenants and restrictions contained in the deed to Land Management Development Co., from Allen Earps, et ux, of record in Book 6781, page 163, said Register's Office.

4. Easements for sanitary sewers and/or drainage, of record in Book 4925, page 65, Book 4286, page 864, and in Book 4754, page 522, said Register's Office.

5. Easement to the City of Nashville acting by and through the Electric Power Board, a municipal corporation, of record in Book 2145, page 20, said Register's Office.

6. Easement to the Electric Power Board in Book 2017, page 592, said Register's Office.

7. Restrictive Covenants contained in an instrument of record in Book 7397, page 831, said Register's Office.

8. Deed of Conveyance of Water and Sanitary Sewer Lines of record in Book 7628, page 596, and in Book 7628, page 590, said Register's Office.

9. Declaration of Covenants, Conditions and Restrictions of record in Book 7826, page 462, said Register's Office, as supplemented and amended in Book 8079, page 800, said Register's Office.

10. Planned Unit Development Boundary Plat, of record in Book 7900, page 102, said Register's Office.

11. Those items shown on survey by Ragan-Smith-Murphy & Associates dated August 15, 1990.

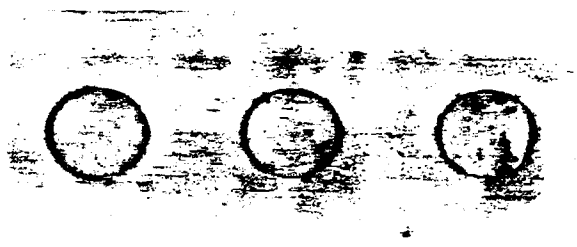
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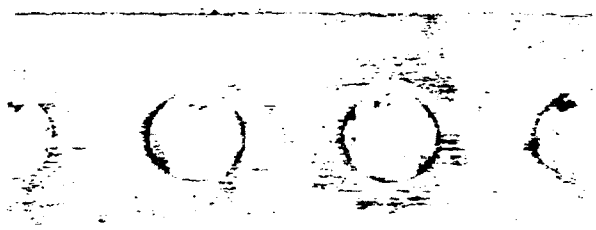
IDENTIFICATION REFERENCE

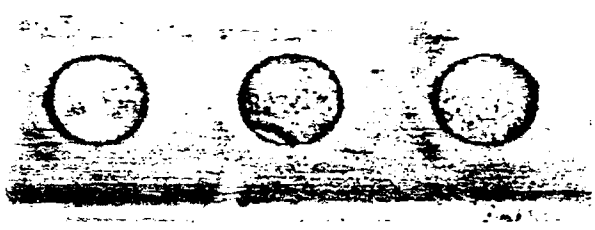
APR 16 2 57 PM '93

DAVIDSON COUNTY, TN









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

RECEIVED OF _____

FOR _____

BOOK 8919 PAGE 23

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	16.00
TOTAL	268.60
CHECK	268.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14:58 0001 6519

10579

IDENTIFICATION REFERENCE

APR 16 2 57 PM '93

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 641270