BOOK 8932 PAGE 935

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe (WLH)
424 Church Street, Suite 2000
Nashville, TN 37219

Box 12

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Mr. and Mrs. Roger Briggs	NationsBanc Mortgage Corporation	130-14-0
1220 Chickering Road	P. O. Box 353	Parcel 012
Nashville, TN 37205	Louisville, KY 40201-0353	

FOR AND IN CONSIDERATION of the sum of One Million One Hundred Thousand Dollars ($1,100,000.00) the Irrevocable Trust of Cornelia Folk Stevens by and through the Trust's Trustee, NationsBank of Tennessee, N. A., hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Roger T. Briggs, Jr., and wife, Frances C. Briggs, hereinafter referred to as the Grantee, and to the said Grantee's, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee located on the easterly side of Chickering Road, South of Herbert Place and being more particularly described according to a survey dated March 2, 1993, prepared by Barge, Waggoner, Sumner and Cannon, 162 Third Ave. No., Nashville, Tennessee, File No. 4925-46, Tenn. Lic. No. 1487, as follows:

> BEGINNING at an iron pin in the easterly right-of-way line of Chickering Road, said iron pin being southerly 967 feet more or less from the southerly right-of-way line of Herbert Place;
>
> THENCE, with said easterly right-of-way line N 10 degrees 00' E, 348.06 feet to an iron pin;
>
> THENCE, leaving said right-of-way line with the southerly line of Lot No. 1 as shown on the Plan of Resubdivision of Part of Blocks "H" and "I" on the Plan of Belle Meade No. 2, as of record in Book 4675, page 123, R.O.D.C., S 86 degrees 50' E, 1,093.77 feet to an iron pin;

THENCE, leaving said line with the westerly line of property conveyed to Cornelia S. Cargile and L. B. Stevens,Jr. et ux, by deed of record in Book 5853, page 813, R.O.D.C., S 3 degrees 15' W, 350.00 feet to an iron pin in the northerly line of property conveyed to George N. Bullard, et ux, by deeds of record in Book 939, page 276 and Book 1149, page 610, R.O.D.C.;

THENCE, with said line N 86 degrees 36' W, 1,134.70 feet to the point of beginning;

Containing 387,568 square feet or 8.90 acres, more or less.

Being the same property conveyed to NationsBank of Tennessee, N.A., as Trustee under that certain Irrevocable Trust Agreement of Cornelia Folk Stevens dated June 11, 1991, by deed from Cornelia Folk Stevens, unmarried, of record Book 8375, page 002, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1220 Chickering Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those items set forth on Exhibit "A" attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, claiming by or through Grantor, but not otherwise.

Witness my hand as of this 30 day of April, 1993, the Trustee, having caused its name to be signed hereto by its duly authorized Trust Officer on said day and date. To evidence their consent to this transaction, all of the Beneficiaries of Grantor and Cornelia Folk Stevens (the "Settlor"), have executed this Deed on the date indicated below their respective names.

GRANTOR:

NATIONSBANK OF TENNESSEE, N. A.,
AS TRUSTEE under that certain
Irrevocable Trust Agreement of
Cornelia Folk Stevens

By: Thomas A. Allen
Thomas Allen, Trust Officer

CONSENTING SETTLOR AND BENEFICIARIES:

Cornelia Folk Stevens
by Cornelia S. Kelly
Cornelia Folk Stevens by Lem B. Stevens Jr.
and Cornelia Stevens Kelly, Attorneys-In-Fact
by Power of Attorney of record in Book 8926
page 865, Register's Office for Davidson
County, Tennessee

Date: 4/27/93

Lem B. Stevens, Jr.
Date: 4/27/93

Caroline Boyd Stevens
Caroline Boyd Stevens, spouse
of Lem B. Stevens, Jr.
Date: 4-27-93

Cornelia Stevens Kelly
Date: 4/30/93

Doris Kelly
Date: 4/30/93

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 8932 PAGE 938

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry a Notary Public of the State and County aforesaid, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trust Officer of NationsBank of Tennessee, N. A., Trustee under that Irrevocable Trust Agreement of Cornelia Folk Stevens, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of April, 1993.

Rita McQuerry
Notary Public

My Commission Expires:
1-25-97

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

Before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared Lem B. Stevens, Jr. and ~~Cornelia Stevens Kelly~~, as Joint Attorneys-In-Fact for Cornelia Folk Stevens, the within named bargainor, and who further acknowledged that they, being authorized so to do, executed the within and foregoing instrument for the uses and purposes therein contained by signing the name of Cornelia Folk Stevens by themselves as Attorneys-In-Fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of April, 1993.

Notary Public

My commission Expires:

1-27-96

STATE OF TENNESSEE)
)
County of Davidson)

Before me, the undersigned, a Notary Public in and for the county and state aforesaid personally appeared Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens, the within named bargainors, who upon oath acknowledged that they executed the within and foregoing instrument for the uses and purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27 day of Apr 1, 1993.

Notary Public

My commission expires:

1-27-96

STATE OF TENNESSEE)
)
County of Davidson)

Before me, the undersigned, a Notary Public in and for the county and state aforesaid personally appeared Cornelia Stevens Kelly and husband Doris Kelly, the within named bargainors, who upon oath acknowledged that they executed the within and foregoing instrument for the uses and purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30 day of April, 1993.

Stephen D. Speer
Notary Public

My commission expires:

3-25-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of April, 1993.

Rita McQuerry
Notary Public

My Commission Expires:

7-25-97

EXHIBIT "A"

PERMITTED EXCEPTIONS BOOK 8932 PAGE 941

1. Taxes for 1993 and subsequent years, a lien not yet due and payable;

2. Subject to all matters shown on the Plat of Belle Meade Subdivision No. 2 of record in Plat Book 421, page 51, Register's office for Davidson County, Tennessee.

3. Easements of record in Book 6122, page 352, and Book 6148, page 248, said Register's Office.

4. Conveyance of water tap rights contained in deed to Edwin Warner of record in Book 980, page 482, said Register's Office.

5. Subject to applicable zoning and building regulations and governmental approvals for building permits.

6. Subject to matters shown on a survey prepared by Barge, Waggoner, Sumner and Cannon, Inc. dated March 2, 1993.

14851

IDENTIFICATION REFERENCE

APR 30 4 19 PM '93

DAVIDSON COUNTY, TN

1327 04/30 0101 03CHECK 4099.00

DEED/BRIGGS CLOSING - 38944
2460 - 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8932 PAGE 942

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 1100000.00	
			CON TX 4070.00	
			PRFEE 1.00	
			WDEED 28.00	
			TOTAL 4099.00	
			CHECK 4099.00	
04/30/93	01	16:17 0001	1327	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 8 5 1

IDENTIFICATION REFERENCE

APR 30 4 19 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 646011