BOOK 8946 PAGE 243

SPECIAL WARRANTY DEED

FROM: FIRST AMERICAN TRUST COMPANY, JOEL O. CHEEK and CHARLES J. KINCAID, Co-Executors of the Estate of John Fleming, Grantors

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: THOMAS E. STEWART, TRUSTEE, Grantee

Address New Owner(s) as Follows:
THOMAS E. STEWART, TRUSTEE
333 Gallatin Rd S.
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes
Same

Map-Parcel Numbers
map 52-10

Field Book Numbers
Parcels 1, 4 + 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Sixty Two Thousand Dollars ($162,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of August, 1992.

Notary Public

My Commission Expires: 3-23-96

FOR AND IN CONSIDERATION OF the sum of One Hundred Sixty Two Thousand Dollars ($162,000), the receipt and sufficiency of which are hereby acknowledged, First American Trust Company, Joel O. Cheek and Charles J. Kincaid, Co-Executors of the Estate of John Fleming, Grantors, have bargained and sold, and by these presents transfer and convey unto the said Thomas E. Stewart, Trustee, with full rights without joinder of beneficiary, Grantee, his heirs, successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and made a part hereof by this reference.

This is improved property, known as 780 Howse Avenue.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantee.

2. Easement granted to Nashville Electric Service, of record in Book 3962, page 260, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4337, page 835, said Register's Office.

4. Title to that portion of the premises embraced within the high and low water marks of the Cumberland River.

5. Easement for the flow of any creeks or streams.

6. Easement for the flow of the Cumberland River.

7. Easement for erection, repair and maintenance of power poles and lines, of record in Book 1174, page 305, said Register's Office.

8. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors, as co-executors, are lawfully seized and possessed of said land in fee simple and have a good right to convey it.

And Grantors, except as to those matters set forth above to which this conveyance is expressly made subject, further covenant and bind Grantors, as co-executors of the Estate of John Fleming, but no further or otherwise, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise.

Grantors and, by his acceptance of this deed, Grantee, acknowledge that there may be overlaps between the three tracts

and that Grantee may elect to treat the three tracts as a single tract.

Witness our hands this 6th day of August, 1992.

Joel O Cheek.
JOEL O. CHEEK, Co-Executor

FIRST AMERICAN TRUST COMPANY,
Co-Executor

By: _____

Title: Assistant Vice President

Charles J. Kincaid
CHARLES J. KINCAID, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W Fogarty, a Notary Public of said County and State, JOEL O. CHEEK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of August, 1992.

Tamara W Fogarty
Notary Public

My Commission Expires: 7-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Pamela L. Kitchens, a Notary Public of said County and State, personally appeared Douglas A. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst. Vice Pres. (or other officer authorized to execute the instrument) of FIRST AMERICAN TRUST COMPANY, the within named bargainor, a corporation, and that he as such Asst. Vice Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Asst. Vice Pres.

Witness my hand and seal, at Office in Nashville, this 6th day of August, 1992.

Pamela L. Kitchens
Notary Public

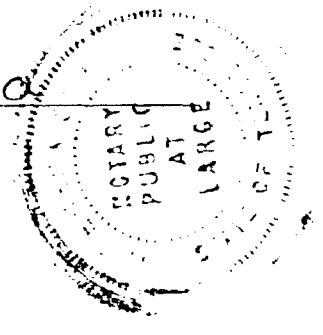
My Commission Expires: Jan. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, B. Teresa Shaia, a Notary Public of said County and State, CHARLES J. KINCAID, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of August, 1992.

B. Teresa Shaia
Notary Public



My Commission Expires: March 23, 1996

2592w/08-05-92

EXHIBIT A

TRACT NO. 1:

A tract of land located in the 11th. Civil District of Davidson County, Tennessee, as described according to a survey by Barry Greer and Associates, Tn. R.L.S. No. 211, 2103 Windsor Place, Mt. Juliet, Tn. 37122, (615) 758-9650, dated July 10, 1990, as follows:

Beginning at an iron pin set in the south R.O.W. of the west fork of Howse Avenue, (formerly Lock Ave.), said pin being the northwest corner of the "Plaza" as shown on the Subdivision of a part of the H. B. Chadwell Tract, as of record in Book 421, Page 061, R.O.D.C., and said pin being the northwest corner of the property conveyed to Louise E. Fleming, by deed of record in Book 2482, Page 431, R.O.D.C., and proceeding as follows;

Thence, with the south R.O.W. of the west fork of Howse Avenue, (formerly Lock Ave.), North 70 degrees, 00 minutes, 00 seconds East, a distance of 63.90 feet to an iron pin set at the intersection of the west and east fork of Howse Avenue, (formerly Lock Ave.);

Thence, with the south R.O.W. of the east fork of Howse Avenue, (formerly Lock Ave.), with a curve to the left in a southeasterly direction, having a radius of 75.00 feet, an arc length of 110.96 feet, a chord bearing South 49 degrees, 59 minutes, 32 seconds East, a distance of 101.01 feet to a point;

Thence, continuing with the south R.O.W. of the east fork of Howse Avenue, (formerly Lock Ave.), North 87 degrees, 37 minutes, 31 seconds East, a distance of 77.92 feet to a point;

Thence, continuing with the south R.O.W. of the east fork of Howse Avenue, (formerly Lock Ave.), South 87 degrees, 22 minutes, 29 seconds East, a distance of 96.33 feet to a point in the Cumberland River, said point being the southeast corner of the "Plaza";

Thence, with the Cumberland River, South 76 degrees, 48 minutes, 29 seconds West, a distance of 282.61 feet to a point, said point being the southwest corner of the "Plaza" and the southwest corner of the property conveyed to Louise E. Fleming, by deed of record in Book 2482, Page 431, R.O.D.C., and the southeast corner of the property conveyed to Louise E. Fleming, by deed of record in Book 1303, Page 158, R.O.D.C.;

Thence, with the Cumberland River and with the south boundary of the property conveyed to Louise E. Fleming by deed of record in Book 1303, Page 158, R.O.D.C., South 72 degrees, 20 minutes, 51 seconds West, a distance of 460.92 feet to a point, said point being the southeast corner of the property conveyed to the United States of America, by deed of record in Book 195, Page 040, R.O.D.C.;

Thence, leaving the Cumberland River, and with the east boundary of said U.S.A., North 06 degrees, 30 minutes, 00 seconds West, passing an iron pin at a distance of 93.00 feet, in all a total distance of 118.00 feet to an iron pipe, said pipe being the northeast corner of said U.S.A.;

Thence, with the north boundary of said U.S.A., South 84 degrees, 00 minutes, 00 seconds West, passing an iron pin at a distance of 175.62 feet, in all a total distance of 260.00 feet to a point in the center of Gibson Creek, said point being the southwest corner of the property conveyed to

Louise E. Fleming, by deed of record in Book 1303, Page 158, R.O.D.C., and said point being the southeast corner of the property conveyed to Donald Knotts, by deed of record in Book 5774, Page 961, R.O.D.C.;

Thence, leaving said U.S.A., and with the east boundary of said Knotts, and with the center of Gibson Creek, North 19 degrees, 32 minutes, 50 seconds West, a distance of 132.85 feet to a point;

Thence, continuing with the east boundary of said Knotts and with the center of Gibson Creek, North 37 degrees, 17 minutes, 23 seconds West, a distance of 96.18 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, South 89 degrees, 16 minutes, 59 seconds West, a distance of 46.01 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, South 67 degrees, 39 minutes, 20 seconds West, a distance of 69.05 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, South 87 degrees, 52 minutes, 02 seconds West, a distance of 56.28 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, North 47 degrees, 40 minutes, 01 second West, a distance of 51.67 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, North 16 degrees, 11 minutes, 36 seconds West, a distance of 165.61 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, North 30 degrees, 18 minutes, 44 seconds West, a distance of 77.89 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, South 80 degrees, 05 minutes, 03 seconds West, a distance of 71.42 feet to a point;

Thence, continuing with said Knotts and with the center of Gibson Creek, South 57 degrees, 06 minutes, 41 seconds West, a distance of 42.86 feet to a point, said point being a northeast corner of said Knotts and a point in the south boundary of the property conveyed to Metro. Nashville, Davidson County, by deed of record in Book 3402, Page 227, R.O.D.C.;

Thence, leaving the center of Gibson Creek and with the south boundary of said Metro. Nashville, Davidson County, and with the center of a branch North 29 degrees, 36 minutes, 29 seconds West, a distance of 36.92 feet to a point;

Thence, continuing with said Metro. Nashville, Davidson County, and with the center of a branch, North 18 degrees, 15 minutes, 57 seconds East, a distance of 10.45 feet to a point;

Thence, continuing with said Metro. Nashville, Davidson County, and with the center of a branch, North 58 degrees, 18 minutes 43 seconds East, a distance of 143.61 feet to a point;

Thence, continuing with said Metro. Nashville, Davidson County, and with the center of a branch North 71 degrees, 28 minutes, 36 seconds East, a distance of 93.19 feet to a point, passing said Metro. Nashville, Davidson County, southeast corner and continuing with the south boundary of Idlewild Court, as of record in Book 6250, Page 563, R.O.D.C.;

Thence, with the south boundary of Idlewild Court and with the

center of a branch, North 39 degrees, 58 minutes, 19 seconds East, a distance of 29.91 feet to a point;

Thence, continuing with said Idlewild Court and with the center of a branch, North 40 degrees, 31 minutes, 27 seconds East, a distance of 111.68 feet to a point;

Thence, continuing with said Idlewild Court and with the center of a branch, North 88 degrees, 12 minutes, 36 seconds East, a distance of 67.56 feet to a point;

Thence, continuing with said Idlewild Court and with the center of a branch, North 72 degrees, 03 minutes, 17 seconds East, a distance of 131.30 feet to a point;

Thence; with the center of a branch, North 61 degrees, 59 minutes, 57 seconds East, a distance of 41.54 feet to an iron pin set in the centerline of Geisen Drive, (formerly Idlewild Ave.), as established by Chancery Court Judgment 77-204-II;

Thence, North 52 degrees, 12 minutes, 56 seconds East, a distance of 202.40 feet to an iron pin, said pin being a southerly corner of the property conveyed to the Rothwood Group, by deed of record in Book 7838, page 864, R.O.D.C.;

Thence, with said Rothwood Group, North 77 degrees, 45 minutes, 55 seconds East, a distance of 257.00 feet to an iron pin, said pin being the southeast corner of said Rothwood Group and the southwest corner of the property conveyed to R. A. Hooper, Jr., by deed of record in Book 6878, page 064, R.O.D.C.;

Thence, leaving said Rothwood Group and with the west boundary of Lots 29 and 30 of the Subdivision of a part of the H.B. Chadwell Tract, as of record in Book 421, page 061, R.O.D.C., South 18 degrees, 30 minutes, 00 seconds East, passing the north R.O.W. of the west fork of Howse Avenue, (formerly Lock Ave.), at a distance of 725.22 feet, in all a total distance of 775.24 feet to the beginning, and containing 15.595 acres more or less.

Being the same property conveyed to Louise E. Fleming, deceased, by deed of record in Book 1303, page 158, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Louise E. Fleming by deed of record in Book 2482, page 431, said Register's Office; the said Louise E. Fleming having since died and having devided her interest therein to her husband John D. Fleming by will of record in Will Book 154, page 482, Probate Court Clerk's Office for Davidson County, Tennessee. The said John D. Fleming having died November 4, 1989, and having appointed James Kinard, Joel O. Cheek and First American Trust Company as co-executors by Last Will and Testament admitted to Probate November 14, 1989.

The Boundary Survey, from which the hereinabove description was prepared, was prepared by Barry Greer, Tenn. R.L.S. No. 211, Barry Greer & Associates, 2910 Elen Hill Pike, Nashville, Tennessee 37214.

TRACT NO. 2:

Land in the 11th Civil District of Davidson County, Tennessee, being a triangular parcel of land which runs 98 feet along the boundary line of Howse Avenue to a point; thence 42 feet to a point; thence with the common line of Parcel 5 on Map 52-10 of the Tax Assessor's Office for Davidson County, Tennessee, 77 feet to the point of beginning on the right-of-way of Howse Avenue. Said tract of land is further defined as Parcel 4 on Map 52-10, Tax Assessor's Office for Davidson County, Tennessee.

TRACT NO. 3:

LAND in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander tract of 18.84 acres of part of the H. B. Chadwell Tract, as of record in Book 421, page 61, Register's Office for said County, and according to a copy of a survey by H. Gee, Surveyor, dated October 24, 1963, is described as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 2471 feet, more or less, from the center line of Neely's Bend Road as measured with said margin; thence with said margin, South 1° 1' West, 35.30 feet to a point; thence South 67° 56' West 77.0 feet to a point; thence North 20° 30' West, 33.97 feet to a point; thence South 88° 59' East 90 feet to a point of beginning.

Said Tracts 2 and 3 being the same tracts of land conveyed to Joel O. Cheek, Charles J. Kincaid and First American Trust Company, Co- Executors of the Estate of John D. Fleming, by Deed from Mary Margaret Warner and W. Y. Draper, Jr., of record in Book 8550, page 760, Register's Office for Davidson County, Tennessee.

2274 05/12 0101 03CHECK 632.40

16932

REFERENCE

MAY 12 1 01 PM '93

2592w/08-05-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8946 PAGE 251

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 162000.00
CON TX 599.40
PRFEE 1.00
MOFEE 32.00
TOTAL 632.40
CHECK 632.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/12/93 01 13:40 0001 2294

18932

IDENTIFI REFERENCE

MAY 12 1 01 PM '93

DAVIDSON COUNTY, TN

No. 650387