THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Peggy G. Schroeder, et al 1225 Delaware Dr. Nashville, Tn. 37207	Same as New Owner	Map 33 Parcel 202 Field Bk. GO 20369

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **BANK OF GOODLETTSVILLE**, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **PEGGY G. SCHROEDER, unmarried, a one-half (½) undivided interest, and CHARLES W. EVILCIZER**, a one-half (½) undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District, 11th Councilmanic District of Metropolitan Nashville, City of Goodlettsville, Davidson County, Tennessee, a portion of Tract 2 as of record in Deed Book 8471, page 49, R.O.D.C., Tennessee, and all of Tract No. 2 as of record in Deed Book 8694, page 408, R.O.D.C., Tennessee, and more particularly described as follows:

Beginning at an iron pin set on the easterly end of the southeasterly return curve for Dry Creek Road (a 60-foot wide street) and proceeding as follows: from the point of beginning and with the southerly right-of-way line of Dry Creek Road, S 55 deg. 23 min. 16 sec. E, 173.72 feet to an existing iron pin; thence, leaving the southerly right-of-way line and with the common property line of Rivergate Acres Limited, Lot 3, Section One, as of record in Plat Book 6250, page 205, Register's Office for Davidson County, Tennessee, S 38 deg. 02 min. 41 sec. W, 323.03 feet to an iron pin set; thence, leaving Lot 3 and with the common property line of Sam Martz and wife, Valda Martz, as of record in Deed Book 6279, page 155, Register's Office for Davidson County, Tennessee, N 55 deg. 12 min. 35 sec. W 159.97 feet to an iron pin set; thence, leaving Martz property and with the northerly right-of-way line of Dickerson Pike, U. S. 41, 31-W, N 48 deg. 31 min. 26 sec. W, 40.00 feet to an iron pin set; thence, with the easterly right-of-way line of Dickerson Pike and a 2905.00-foot radius curve to the left a distance of 293.47 feet to an iron pin set; said curve having a central angle of 5 deg. 47 min. 17 sec. and a chord bearing and distance of N 38 deg. 34 min. 56 sec. E, 293.34 feet; thence, with a 25.00-foot radius return curve to the right a distance of 38.80 feet to the point of beginning; said curve having a central angle of 88 deg. 55 min. 27 sec. and a chord bearing and distance of N 80 deg. 09 min. 01 sec. E, 35.02 feet and containing 63,023 square feet or 1.447 acres more or less.

BEING a part of the same property conveyed to the Bank of Goodlettsville by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 8471, page 49, said Register's Office, and by Quitclaim Deed from Sam Martz and wife, Valda Martz, of record in Book 8694, page 408, said Register's Office.

The foregoing description was prepared from a survey dated September 25, 1992, by Ragan-Smith-Associates, Inc., Registered Land Surveyor, No. 727.

This is unimproved property fronting Dickerson Pike and Dry Creek Road, Goodlettsville, TN.

EASEMENTS: This conveyance is specifically subject to the following easements:

1. TVA EASEMENT: Subject to a portion of a 350-foot wide TVA Easement as shown on a plat of record in Book 6250, page 206, said Register's Office. Said transmission line easement granted to the United States of America is shown by instruments of record in Book 1153, page 652, Book 3223, page 325 and Book 3223, page 327, said Register's Office.

2. SANITARY SEWER EASEMENT: Easement for sanitary sewers of record in Book 4472, page 271, Book 4805, page 797, Book 5083, page 272 and Book 7695, page 558, said Register's Office.

3. WATER LINE EASEMENT: Easement for water mains and rights of way granted to the Madison Suburban Utility District by instrument of record in Book 6636, page 832, said Register's Office.

4. TELEPHONE AND TELEGRAPH EASEMENT: Easement for communications, rights of way granted to American Telephone and Telegraph Company by instrument of record in Book 6852, page 478, said Register's Office.

PLAN OF RECORD: This conveyance is further subject to any and all matters shown on the Plan of Rivergate Acres, of record in Plat Book 6250, page 206, said Register's Office.

TAXES: This conveyance is made subject to 1993 taxes which have been prorated between the parties and which will be paid, in full, by the GRANTEES, when due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs or assigns, forever.

And the GRANTOR, BANK OF GOODLETTSVILLE, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 10th day of June, 1993.

"GRANTOR"
BANK OF GOODLETTSVILLE

BY: Louis C. Burnett
LOUIS C. BURNETT, Vice-President

"GRANTEES"

Peggy G. Schroeder
PEGGY G. SCHROEDER

Charles W. Evilcizer
CHARLES W. EVILCIZER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY G. SCHROEDER** and **CHARLES W. EVILCIZER**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of June, 1993.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LOUIS C. BURNETT, with whom I am personally acquainted and who acknowledged himself to be the Vice-President of the BANK OF GOODLETTSVILLE, the bargainor, a Tennessee banking corporation, and as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and official seal, this the 10th day of June, 1993.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $8,750.00.

Peggy G. Schroeder
Affiant

Sworn to and subscribed before me, this the 10th day of June, 1993.

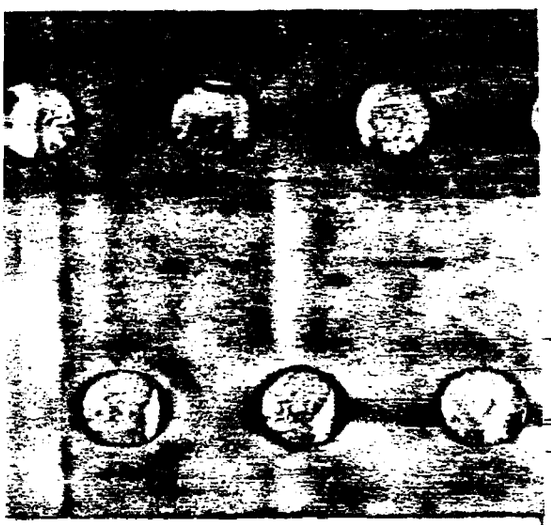
Patsy C. Davis
NOTARY PUBLIC

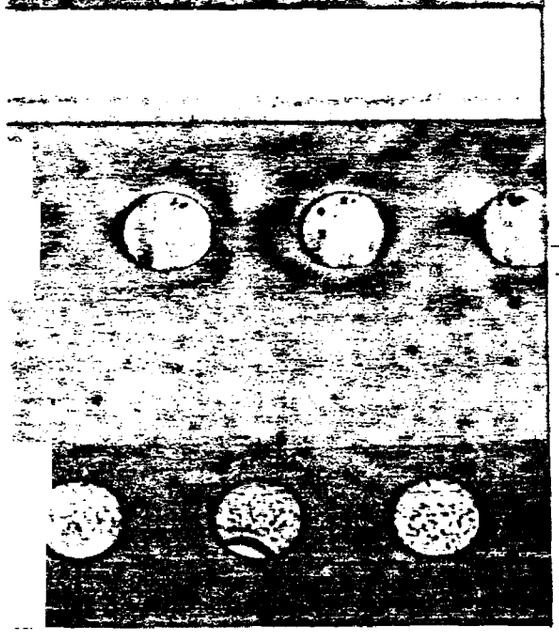
My Commission Expires: 12/29/93

1204 01 CHECK 41.19

93 JUN 23 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

33670
IDENTIF. # REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 8991 PAGE 330

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	8750.00
CON TX	32.19
PRFEE	1.00
WDEED	8.00
TOTAL	41.19
CHECK	41.19

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 1204

33670
IDENTIF. # REFERENCE

93 JUN 23 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666432