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S P E C I A L W A R R A N T Y D E E D

Address of new owner(s):	Send Tax Bills To:	Map-Parcel:
John J. McGonagle and wife 3704 Estes Rd., # J Nashville, TN 37215	owner at same address	116-12-A-9 7DA-76008

FOR AND IN CONSIDERATION OF THE SUM OF $ 170,000.00 DOLLARS, cash in hand and other good and valuable considerations paid by the Grantee, the receipt and sufficiency of which the Grantor does hereby respectively acknowledge, NOW THEREFORE,

Third National Bank in Nashville, Trustee, as Trustee under the Will of Lynch D. Bennett

the grantor, has bargained and sold and by these presents do transfer and convey unto

John J. McGonagle and wife,
Olga K. McGonagle

the grantee, their successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 9 on the plan of Estes Glen Residential Condominiums, Phase II, as of record at Book 4885, page 152, and as described in and shown on the plat attached to the Master Deed of record at Book 4923, page 411 (as amended at Book 4927, page 793 and Book 5239, page 922) all of record in the Register's Office for said County, together with an undivided percentage interest in and to all the general common elements as described therein, the carport adjacent to Unit No. 9 as shown on the plan attached to said Master Deed, and any part of open space shown on said plan clearly delineated for independent use adjacent to and in connection with the use of the foregoing, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record in the pages immediately preceding this instrument.

This conveyance is subject to 1993 property taxes, which have been prorated this date and the grantee assumes in full, subject to any reproration required as a result in a change in the actual 1993 property taxes and the amount used in the proration, to the matters contained in said Master Deed as of record at Book 4923, page 411, as amended at Book 4927, page 793 and Book 5239, page 922, and to the limitations shown on said recorded plan at Book 4885, page 152, all recording references to said Register's Office

IDENTIF. ↑ REFERENCE

93 JUL 14 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3557 07/14 0101 03CHECK 638.00

This is IMPROVED property known as: 3704 Estes Rd., # J
Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the estate, appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs, and/or assigns, forever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN

And Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors, heirs, and/or assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

If the grantor is a corporation or a bank, said grantor further warrants that it is duly authorized to do business in the State of Tennessee, and/or its national banking and/or banking status in Tennessee is in "Good Standing"; and, if applicable, that it has duly qualified as Executor and/or Trustee of said Estate; and, it is having its duly authorized officer or agent to sign the name of the corporation or national banking association by said officer or agent as evidenced by a duly authorized Resolution which is a part of the corporate or national banking association books or records.

WITNESS its hand this 13TH day of July, 19 93.

THIRD NATIONAL BANK IN NASHVILLE, Trustee

By: Nancy Craig
Nancy Craig

Title: Asst. Vice President and Real Estate Officer

By: [signature]

Title: ASST. V. P. & TRUST REAL ESTATE OFFICER

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for said County and State, did personally appear Nancy Craig and DAVID P. ROGERS

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged them self to be the Asst. Vice President/Real Estate Officer and ASST. V. P. & TRUST REAL ESTATE OFFICER officer(s) of Third National Bank in Nashville the within named bargainor, a national banking association, and that they as said officer(s), with authority so to do, executed this Special Warranty Deed for the purposes therein contained by signing the name of the Third National Bank in Nashville by the said Nancy Craig and DAVID P. ROGERS as said officer(s).

WITNESS my hand and official seal at Nashville, Tennessee, this 13TH day of July, 19 93

my comm. expires: SEPT. 24, 1994

Notary Public

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

The actual consideration for this transfer or value of property (whichever is greater, which is equal to or greater than the property would bring at a fair and voluntary sale, is $ 170,000.00.

[signature], Affiant

Sworn to and subscribed before me this 14th day of July, 19 93

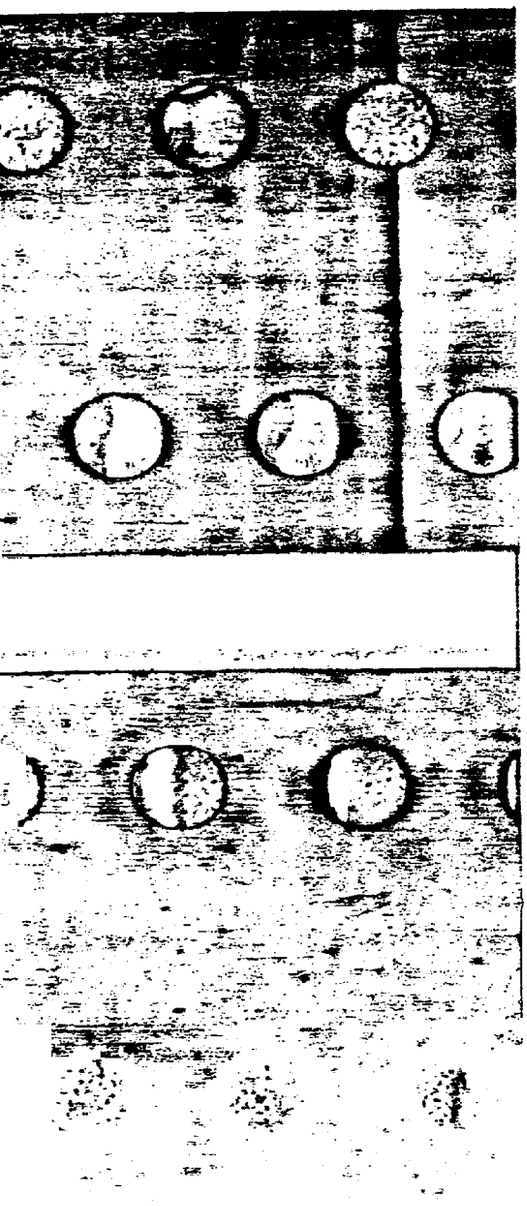
My comm. expires: 1-27-96

Notary Public

ORT#:SV 2008290

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd.
Nashville, TN. 37215, (615) 385-2804, SupCt.#003143

[12/89:3/93]



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

RECEIVED OF _____

FOR _____

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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	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
07/14/93	01		10:18 0001	3557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40750
IDENTIF. # REFERENCE

93 JUL 14 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673973