56306

IDENTIF. & REFERENCE

Book 3

93 AUG 26 PM 3:09

#214216

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 9059 PAGE 336

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stonebridge Land Holding Company 3309 Fairmont Drive Nashville, Tennessee 37203	Same New Owner	Map 104-2 Parcel 214 Map 104-2 Parcel 207

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 of which is hereby acknowledged, FIRST UNION NATIONAL BANK OF TENNESSEE, a national banking association, TRUSTEE, the successor by merger to DOMINION TRUST COMPANY, TRUSTEE, ("Grantor") has bargained and sold, and by these presents transfers and conveys unto STONEBRIDGE LAND HOLDING COMPANY, a Utah corporation, ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on attached as Exhibit A.

The source of the description on Exhibit A is the deed of record in Book 644, page 74, Register's office of Davidson County, Tennessee and the survey by Barry Greer, TN R.L.S. No. 211, Barry Greer & Associates, 2103 Windsor Place, Mt. Juliet, TN 37122.

Being the same property conveyed to Mrs. Elizabeth E. Hardison by deed of record in Book 1001, page 695, and to Mrs. Elizabeth E. Hardison and Mrs. M. A. Montgomery by deed of record in Book 644, page 74, Register's Office for Davidson County, Tennessee. The said Mrs. Elizabeth E. Hardison and Mrs. M.A. Montgomery have since died and the property is vested in Grantor by instruments of record in Book 5757 page 910, and Book 5757, page 912, said Register's Office.

This is improved property known as:

106 Acklen Park Drive
Nashville, TN

West End Circle
Nashville, TN

Said property is conveyed subject to the following matters:

1. Taxes for the year 1993, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.

2. Matters shown by the above referenced survey and by the instruments mentioned on Exhibit A.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself as trustee, but not further or otherwise, and its successors in trust to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims arising through or under Grantor except claims arising out of the matters set forth above.

WITNESS our hands this 25 day of ~~July~~ August, 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST UNION NATIONAL BANK OF TENNESSEE, TRUSTEE

By: W. M. Yaun
Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. M. Yaun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the vice president of First Union National Bank of Tennessee, the within named bargainor, a national banking association, and that he as such vice president executed the foregoing instrument for the purposes therein contained by signing the name of the association by himself as Vice President.

WITNESS my hand, at office, this 25th day of August, 1993.

Laura Lincoln
Notary Public

My Commission Expires:
3-22-97

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9059 PAGE 398

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $200,000.00.

Lisa E. Pur
Affiant

Sworn to and subscribed before me this 25th day of August, 1993.

Barbara M. Wright
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

July 23, 1994

EXHIBIT A

Tract One:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, as described according to a survey by Barry Greer & Associates, dated 1-6-93, file 1853, being the property conveyed to Mrs. E. E. Hardison, et al., by deed of record in book 644, page 074, R.O.D.C., and being Lot 3A on the revised plan of West End Park, as of record in Book 421, page 082, R.O.D.C., and being part of Lots 32 and 39 on the plan of West End Park, as of record in Book 421, page 047, as follows:

Beginning at a P-K nail set at the intersection of the northwest R.O.W. of West End Circle and the northeast R.O.W. of Acklen Park Drive (formerly known as 33rd Avenue north and also formerly known as Grand Avenue) said P-K nail being the southernmost corner of Lot 3A on said revised plan and proceeding as follows:

Thence, with said R.O.W. of Acklen Park Drive, north 52 degrees, 38 minutes, 55 seconds west, a distance of 76.00 feet to a P-K nail, said P-K nail being the southernmost corner of the property conveyed to the Corporeal Group, by deed of record in Book 6348, page 679, R.O.D.C.,

Thence with said Corporeal Group, north 37 degrees, 15 minutes, 24 seconds east, a distance of 199.98 feet to an iron pin set in the south R.O.W. of public alley no. 700, said alley being 15 feet in width, and said pin being the northernmost corner of Lot 3A as shown on said revised plan.

Thence, leaving said Corporeal Group, and with said R.O.W. of said alley, south 52 degrees, 43 minutes, 45 seconds east, a distance of 93.40 feet to an iron pin set at the intersection of the northwest R.O.W. of West End Circle and the R.O.W. of said alley.

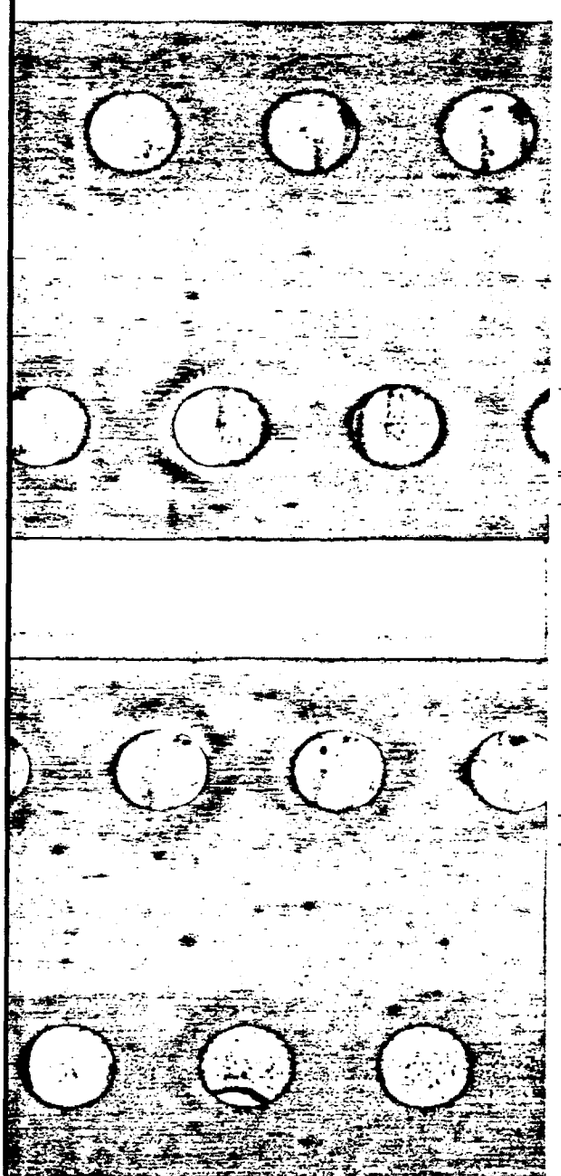
Thence, with said R.O.W. of West End Circle, south 42 degrees, 13 minutes, 36 seconds west, a distance of 200.83 feet to the beginning and containing 0.389 acres or 16,943 square feet, more or less.

Tract Two:

BEGINNING at a point on the southwesterly corner of Lot B-13 of West End Plan of Hillcrest Subdivision which plan is recorded in the Register's Office for Davidson County, Tennessee in Book 421, page 163, to which reference is here made, which point is the corner of West End Circle and an alley running between West End Circle and Hillcrest Place; thence northward with the easterly margin of said alley ninety (90) feet, more or less, to a point opposite the dividing line between the lots of Humphrey Hardison and Jeanette L. Martin fronting on Thirty-Third Avenue North; thence eastward, parallel with West End Circle Ninety-two and One-half (92-1/2) feet, more or less, to a point, thence southward Ninety (90) feet, more or less, to West End Circle; thence westward with the northerly margin of West End Circle Ninety-two and One-half (92-1/2) feet to the beginning point of said alley.

#214230

4430 08/26 0101 03CHECK 757.00



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

RECEIVED OF _____

FOR _____

BOOK 9059 PAGE 400

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
				200000.00
				CON TX 740.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 757.00
				CHECK 757.00
			08/26/93 01	15:08 0001 4430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56306
IDENTIF. ↑ REFERENCE

93 AUG 26 PM 3:03

REGISTER OF DAVIDSON COUNTY, TENN.

No. 690728