This instrument prepared by:
Richard A. Jones
EVANS, JONES & REYNOLDS
150 Fourth Avenue North
1810 First Union Tower
Nashville, TN 37219-2424
(615)259-4685

SPECIAL WARRANTY DEED

Address/New Owner:	Send Tax Bills To:	Map/Parcel No.:
Michael C. Eades	MICHAEL C. EADES	Map 133 Parcel 57
450 Paragon Mills Rd.	172 SPENCER CREEK RD.	
Nashville, TN 37211	FRANKLIN, TN. 37064	

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Richard A. Jones, trustee, have bargained and sold and by these presents do transfer and convey unto the said Michael C. Eades, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Beginning in the center of Thompson Road at a point, the northeast corner of the second tract of land conveyed to H.G. Height, by deed from Davidson County, Tennessee, of record in book 833, page 777, Register's Office for said county; thence with the center of said road, south 62 degrees east 4.9 poles to the northwest corner of the property conveyed to E.B. Woodroof and wife, by deed from T.F. Woodroof and wife, of record in book 1166, page 27, said Register's Office; thence south 75 degrees, west 16 poles to a point in the easterly line of the Height property; thence with Height's easterly line north 49-3/4 degrees east 12.9 poles to the beginning.

SECOND TRACT: Beginning in the center of the Thompson Road at water's edge on the east bank of the west fork of Mill Creek; thence with the center of said road, south 62 degrees east 8 poles to the northwest corner of the property conveyed to H.G. Height, by deed from Davidson County, Tennessee, of record in book 900, page 711, said Register's Office; thence south 49-3/4 degrees west 13.7 poles to a hackberry; thence south 25-1/4 degrees west 21.6 poles to a stake 3 feet east of a persimmon; thence north 69-3/4 degrees west 4 poles more or less, to the water's edge of said creek; thence down said creek with its meanders to the beginning.

Being the same property conveyed to Richard A. Jones, trustee, with full power to sell, transfer, mortgage or convey without joinder of beneficiary by deed from Roy Conway Flowers of record in book 4450, page 646, Register's Office for Davidson County, Tennessee.

Included in the above but specifically excluded therefrom is that portion thereof described in the Deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County of record in book 7019, page 559, said Register's Office.

This is improved property known as 450 Paragon Mills Road, Nashville, Tennessee 37211.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Michael C. Eades, his heirs and assigns forever. And I do covenant with the said Michael C. Eades that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered, except for: 1993 taxes; easement for the flow of Mill Creek or Seven Mile Creek; easement for sanitary sewers and/or storm drainage of record in book 6530, page 721, Register's Office of Davidson County; title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

And I, Richard A. Jones, trustee, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Michael C. Eades, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said trustee, but no further or otherwise.

Witness my hand this 27th day of SEPTEMBER 1993.

Richard A. Jones, TRUSTEE

Richard A. Jones, trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. ALLEN REYNOLDS III, a Notary Public in and for said state and county, the within named Richard A. Jones, trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of SEPTEMBER 1993.

Notary Public

My Commission Expires: MAY 28, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $39,500.00.

Affiant

Sworn and subscribed to before me, this 4th day of October 1993.

~~Notary Public~~

~~My Commission Expires:~~

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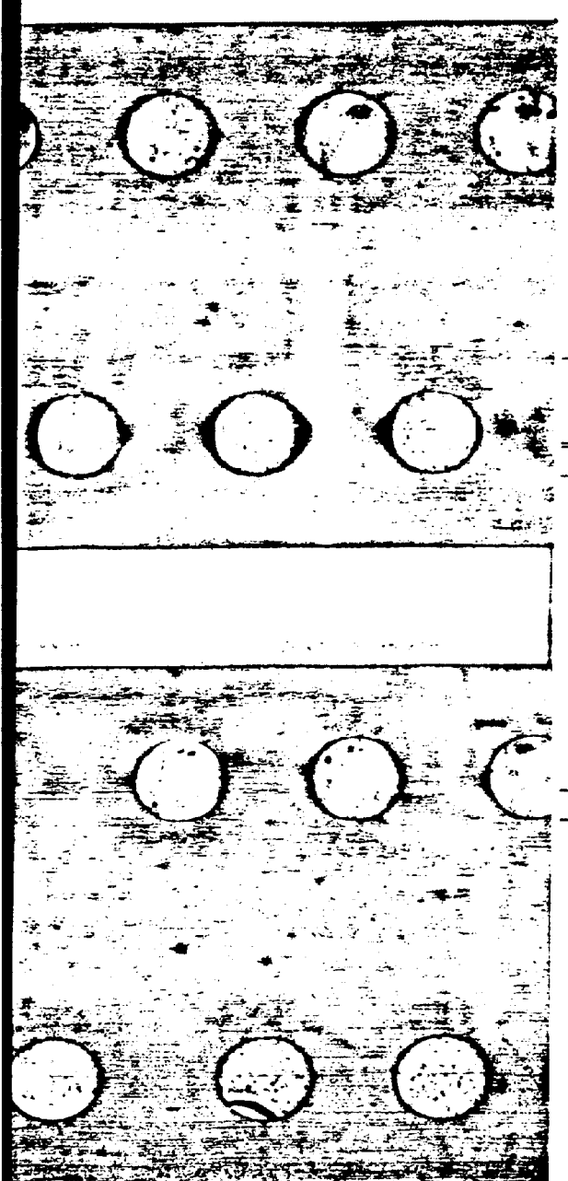
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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9102 PAGE 844

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 39500.00
CON TX 146.15
PRFEE 1.00
WDEED 12.00
TOTAL 159.15
CHECK 159.15

10/04/93 01 11:50 0001 7413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69993

IDENTIFICATION REFERENCE

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REGISTER'S OFFICE

No. 705323