This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Patrick M. Thompson
Rita H. Thompson
132 Ensworth Avenue
Nashville, TN 37205

Same

Map 103-16
Parcel No.24

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,894.36.

Patrick M. Thompson
Affiant

Subscribed and sworn to before me, this 20th day of October, 1993.

L Chandler, Dep Reg
~~Notary~~ Public

~~My Commission Expires:~~ _____

FOR AND IN CONSIDERATION of the sum of $108,894.36, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First Union National Bank of Tennessee (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Patrick M. Thompson and wife, Rita H. Thompson (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate described as follows:

Three tracts of land in the 7th Civil District of Davidson County, Tennessee, being more fully described as follows:

TRACT NO. 1: Being that certain 936/1000 acre tract on the plat of the west part of the land formerly owned by the society of Jesus, of record in Plat Book 547, page 10, Register's Office for Davidson County, Tennessee, and being a part of the tract of 56.8 acres of land conveyed to Lillian B. Crockett by deed of record in Book 577, page 51, said Register's Office, more particularly described as follows:

BEGINNING at a point in the center of Ensworth Avenue, being the southwest corner of the property purchased by Louise McClure Tinsley from Robert Vaughn, Clerk and Master, by deed of record in Book 342, page 598, said Register's Office, (later the property of the University of Nashville, MBA), it being also the northwest corner of the tract purchased by Lillian B. Crockett from the Catholic Society of Religious and Literary Education by deed of

record in Book 577, page 51, said Register's Office, said point being 842 feet South 1½° West from the intersection of the center of Ensworth Avenue with the center of Harding Road; thence with the southerly margin of said University of Nashville property South 87° East 433 feet to the westerly margin of a 40-foot street; thence with the westerly margin of said street South 1½° West 100 feet; thence north 87° West 433 feet to a point in the center of Ensworth Avenue; thence with the center of Ensworth Avenue north 1½° East 100 feet to the beginning.

TRACT NO. 2: Beginning at a point in the center of Ensworth Avenue, said point being the southwest corner of the tract of land purchased by the University of Nashville from Louise McClure Tinsley and husband, by deed of record in Book 448, page 540, said Register's Office, and said point being also the northwest corner of the tract of land known as the Jesuit Property; running thence with a northeast boundary of said Jesuit Property South 87° East 433 feet to a point in the westerly margin of a 40-foot street; thence with the westerly margin of said street North 1¼° East 55 feet to a point, being the southeast corner of a tract of land sold by the University of Nashville to E. E. Murrey; thence with the south boundary of said land sold to E. E. Murrey North 87° West 433 feet to a point in the center of Ensworth Avenue; thence along the center of Ensworth Avenue South 1½° West 55 feet to the point of beginning.

TRACT NO. 3: Being part of a tract of 1.405 acres on the plat of the west part of the land formerly owned by the Society of Jesus, of record in Book 547, page 10, Register's Office for Davidson County, Tennessee, and described more particularly as follows:

BEGINNING at a point in the center of Ensworth Avenue at the southwest corner of a lot conveyed by First Savings Bank & Trust Company, Trustee, to F. M. Bass by deed recorded in Book 613, page 497, said Register's Office; thence southerly with the center of said Ensworth Avenue 20 feet; thence east and parallel with said Bass' south line 433 feet to the west margin of a 40-foot street; thence with the west margin of said street north 20 feet to said Bass' southeast corner; thence with said Bass' south line westerly 433 feet to the beginning.

Being the same property conveyed to First Union National Bank of Tennessee by Substitute Trustee's Deed of record in Book 8638, Page 750, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 132 Ensworth Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantees, their successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. Deed of Trust of record in Book 7499, Page 207, said Register's office;

2. All Metropolitan Davidson County taxes applicable to the property as of the time of this conveyance which Grantees agree to pay;

3. Easements, restrictions, set-back requirements or other conditions of record in the Davidson County Register of Deeds offices; and

4. Materialmen's or furnisher's liens, if any, which may be applicable to the property at time of this conveyance which Grantees agree to pay.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 15th day of October, 1993, which conveyance is effective as of July 29, 1992, the date of an earlier Special Warranty Deed from Grantor to Grantees which deed has been lost and never recorded with the Davidson County Register of Deeds.

FIRST UNION NATIONAL BANK OF TENNESSEE

By: Brent Turner

Title: Assistant Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Cheryl A. Thompson, a Notary Public for the State of County aforesaid, personally appeared Brent Turner with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Assistant Vice Pres. of First Union National Bank of Tennessee, the within named bargainor, a corporation, and that he as such Asst. Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Brent Turner.

Witness my hand and official seal at office this 15th day of October, 1993.

Cheryl A. Thompson
Notary Public

STATE OF TENNESSEE CHERYL A. THOMPSON NOTARY PUBLIC AT LARGE

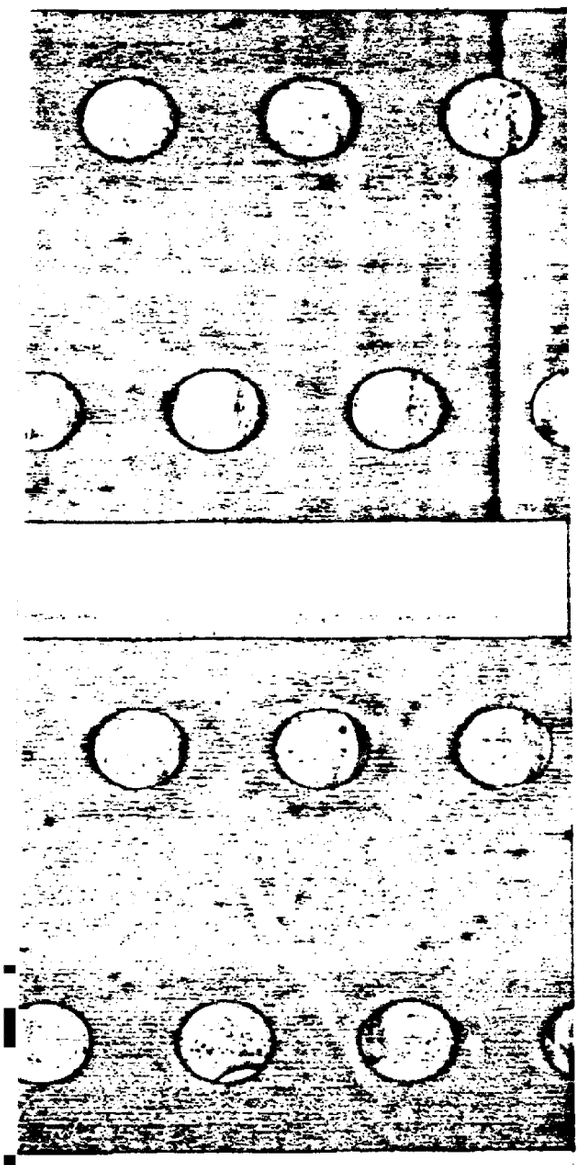
My Commission Expires: 11-25-95

93 OCT 20 PM 2:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

16125
IDENTIF. ↑ REFERENCE

4062 10/20 0101 03CHECK 419.93



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

RECEIVED OF _____

FOR _____ BOOK 9121 PAGE 33

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	108894.36
			CON TX	402.93
			PRFEE	1.00
			WDEED	16.00
			TOTAL	419.93
			CHECK	419.93
10/20/93	01		14:24 0001	4062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76125
IDENTIF. ↑ REFERENCE

93 OCT 20 PM 2:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 711907