File Box 16 (OBS)

BOOK 9195 PAGE 763

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
Attorneys At Law
1700 Nashville City Center
Post Office Box 190613
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Gordon F. McCammon Charles V. Duncan	SAME	32-52
P.O. Box 127 Joelton, Tennessee 37080		10D-28290

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Bank of Nashville, a Tennessee banking corporation** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Gordon F. McCammon and Charles V. Duncan** (herein collectively referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto and incorporated herein verbatim.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1993 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 20th day of December, 1993.

GRANTOR:

THE BANK OF NASHVILLE

By: _____

Title: VICE PRES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mike Tubbs, 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 The Bank of Nashville, the within named bargainor, a Tennessee banking corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee banking corporation by himself as Vice President.

WITNESS my hand, at office, this 20th day of December, 1993.

NOTARY PUBLIC

My Commission Expires:

3/26/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for the transfer or value of the property transferred, whichever is greater, is **$100,000.00**.

AFFIANT

Sworn to and subscribed before me on this 20th day of December, 1993.

NOTARY PUBLIC

My Commission Expires:

3/26/94

93 DEC 22 AM 10:41 REGISTER DAVIDSON COUNTY, TN.

99600

7154 12/22 0101 03CHECK 383.00

EXHIBIT A
THE BANK OF NASHVILLE
TO
DR. GORDON F. McCAMMON
AND
CHARLES B. DUNCAN

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

TRACT II: A tract of land in the 10th Civil District of Davidson County Tennessee being a portion of Tract No. 4 of the W. C. Talley property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, said point being at the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, thence; westerly and northerly with said 25.00' radius return to the right a distance of 49.50' to a point on the easterly margin of Brick Church Pike, thence; with the easterly margin of Brick Church Pike N 01° 56' E a distance of 742.74' to a point, thence; with a 705.41' radius curve to the left a distance of 121.62' to a point, thence; N 07° 57' W a distance of 2.05' to a point, thence; leaving the easterly margin of Brick Church Pike with the southerly boundary line of Brick Church Valley Subdivision recorded in Plat Book 3700, Page 139, Plat Book 4175, Page 88, and Plat Book 4595, page 55, R.O.D.C., Tennessee S 86° 22' E a distance of 366.91' to an existing iron pin in concrete, thence; along the easterly boundary line of said subdivision, N 04° 05' E a distance of 914.45' to and existing iron pin in concrete, thence; with the same N 53° 58' E a distance of 210.02' to an existing iron pipe in concrete, thence; along the southerly boundary line of said subdivision, S 87° 46' E a distance of 505.29' to an existing iron pin, thence; with a fence and along the westerly boundary lines of the Z.T. Parrish Property, Recorded in Book 2030, Page 593, R.O.D.C., Tennessee and the A. F. Joslin Property, Recorded in Book 1345, page 596, R.O.D.C., Tennessee S 03° 44' W a distance of 1608.82' to a point on the northerly margin of Brick Church Pike, thence; with the same, westerly with a 2326.33' radius curve to the left a distance of 696.18' to a point, thence; with the same, S 68° 30' W a distance of 332.77' to the point of beginning and containing 32.15 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Made part of the above described tract is a Tennessee Natural Gas Line easement servering said tract from east to west, and being recorded in book 2492, page 525, R.O.D.C., Tennessee. Also included in the above is a .02 acre cemetery fronting on Brick Church Pike.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM for the purposes of this conveyance is the following described property conveyed to Grace Baptist Church by Theodore H. Lightfoot and Robert J. Baltz, Jr. by deed of record in Book 4800, page 605, Register's Office for Davidson County, Tennessee:

A tract of land in the 10th Civil District of Davidson County, Tennessee being a portion of Tract #2 on the survey of Tract #4, (as surveyed by Parris-Ragan, Inc., dated January 31, 1974) of the W. C. Talley property recorded in Book 2538, page 147, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the northerly margin of Old Hickory Boulevard, said iron pin being the southeast corner of the herein described and the southwest corner of the A. F. Joslin Property, recorded in Book 1345, page 596, said Register's Office, said iron pin also being easterly 1028.95' as measured along the northerly margin of Old Hickory Boulevard from the easterly terminus of a 25.00' radius return from the easterly margin of Brick Church Pike, north of Old Hickory Boulevard, thence; westerly with a 2326.33' radius curve to the left a distance of 450.00' to an iron pin thence; leaving said margin of Old Hickory Boulevard westerly and northerly with a 25.00' radius curve to the right a distance of 38.69' to an iron pin on the easterly margin of a proposed (60') relocated road, thence; northwesterly along said proposed road with a 486.00' radius curve to the left a distance of 308.90' to an iron pin, thence; with the same, north 53° 12' west a distance of 112.51' to an iron pin, thence; leaving the easterly margin of said proposed road, north 36° 48' east, a distance of 620.00' to an iron pin, thence; south 87° 40' east, a distance of 414.24' to an iron pin on the westerly boundary line of the aforementioned Joslin Property, thence; with the same south 3° 44' a distance of 737.00' to the point of beginning and containing 10.50 acres as per survey by Parrish-Ragain, Inc., dated February 11, 1974.

Being part of the real property (Tract II) conveyed by Trustees Deed from Sam J. McAllester, Substitute Trustee, to The Bank of Nashville, dated October 29, 1992, of record in Book 8771, page 930 Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 9195 PAGE 766

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
				100000.00
				CON TX 370.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 383.00
				CHECK 383.00
12/22/93	01			10:42 0001 7154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99600
IDENTIF. & REFERENCE

93 DEC 22 AM 10:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.737116