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.

Continental Development & Construction, Inc.
4728 Aaron Drive
Antioch, TN 37013

owner

Map 141-15-A 19

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00.

James E. Mathis
Affiant

Subscribed and sworn to before me, this 4th day of January, 1994.

Susan Kaznicki
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: My Commission Expires July 29 1997

FOR AND IN CONSIDERATION of the sum of $85,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Continental Development & Construction, Inc., a Tennessee corporation (hereinafter "Grantee"), its successors and assigns, certain real estate described as follows:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Rolling River Estates, Section "1", as of record in Book 4860, page 27, Register's Office for said County.
>
> Said Lot No. 77 fronts 96.66 feet on the northeasterly margin of Cotton Blossom Lane and extends back between lines, 185.53 feet on the northwesterly line and 189.44 feet on the southeasterly line to a dead line in the rear on which it measures 114 feet.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 9150, Page 865, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 7037 Cotton Blossom Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its 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. All Metropolitan Davidson County ad valorem property taxes for the property which remain unpaid at the time of this conveyance.

2. All matters which would be disclosed by a survey of the property.

3. All easements, restrictions, set back requirements or other conditions of record in the Davidson County Register of Deeds office.

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 Grantee, its 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 4th day of JANUARY, 1994.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: AVP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Susan Iannicbi, a Notary Public for the State of County aforesaid, personally appeared James E Martin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Assistant Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Assistant 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 Assistant Vice President.

Witness my hand and official seal at office this 4th day of January, 1994.

Susan Iannicbi
Notary Public

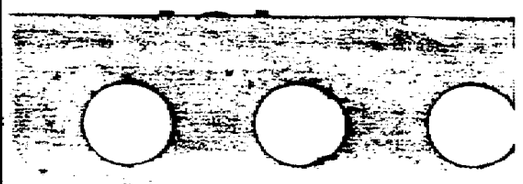
My Commission Expires: My Commission Expires July 26, 1997

SUSAN IANNICBI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

04894
IDENTIF. & REFERENCE

94 JAN -6 AM 10:58
FELIX ... REGISTER
DAVIDSON COUNTY

5746 01/06 0101 03CHECK 323.50



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

RECEIVED OF _____

FOR _____

BOOK 9212 PAGE 999

CD - 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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
			01/06/94 01	10:58 0001 6746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04894
IDENTIF. ← REFERENCE

94 JAN -6 AM 10:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 742767