This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

SPECIAL WARRANTY DEED

Address New Owner(s) as follows: JIM E. McCULLOUGH, WAYNE M. McINTURFF and wife, EMMA S. McINTURFF, 4481 Pecan Valley Road, Nashville TN 37218

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 13D 39500, Map No. 055-00-0, Parcel No. 040.00.

For and in consideration of the sum of THIRTY THOUSAND ($30,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, JOHN R. REYNOLDS, Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JIM E. McCULLOUGH, a one-half (1/2) undivided interest, and WAYNE M. McINTURFF and wife, EMMA S. McINTURFF, a one-half (1/2) undivided interest, as tenants in common, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as Bull Run Road, Route #2, Ashland City TN 37015.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, JIM E. McCULLOUGH, a one-half (1/2) undivided interest, and WAYNE M. McINTURFF and wife, EMMA S. McINTURFF, a one-half (1/2) undivided interest, as tenants in common, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind himself/his heirs and representatives, to warrant and forever defend the title to said land to the said Grantees,

their heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by JOHN R. REYNOLDS, Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased, and does not extend to any previous time thereto.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of May 1994.

JOHN R. REYNOLDS, Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN R. REYNOLDS, Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased,** with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument as Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May 1994.

Notary Public

My commission expires 22 March 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $30,000.00.

Affiant

Subscribed and sworn to before me this 16th day of May 1994.

Notary Public

My commission expires 22 March 1997

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Rl. Est. III.JONES.SWD

EXHIBIT A

Tract I

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of the Old Hydes Ferry Pike opposite the center of Bull Run County Road, an original corner; thence with the center of said road as follows: North 38-1/2 deg. East 12.6 poles; North 11 deg. East 19 poles; North 21 deg. East 9.6 poles; North 47 deg. East 26.4 poles; North 4-1/2 deg. East 40 poles to a stake or stone in the center of said road; thence leaving said road South 82 deg. East 19-1/2 poles to a white oak corner; thence South 69 deg. East 31 poles to a stake, Oglesby's northwest corner; thence with his westerly line South 29 deg. West 106 poles, more or less, to a point in the center of said Hyde's Ferry Road; thence with the center of said road, North 76-1/2 deg. West 4 poles to the corner of the Oglesby tract, formerly the Bennett tract; thence with the center of said road, northwesterly 34 poles to the beginning, containing 25-1/2 acres, more or less.

Being the same property conveyed to Hooper N. Jones by deed from Odell Frances Best, et al, recorded December 4, 1980, in Book 5685, page 938, Register's Office of Davidson County, Tennessee.

The said Hooper Jones died on 20 August 1985, at the age of 83 years, leaving a Last Will and Testament bearing the date 03 December 1981, which was admitted to probate in Davidson County, Tennessee, and is of record in Will Book 152, page 361, Probate Court for Davidson County, Tennessee.

The above described real property is being sold pursuant to and by Order of Sale signed and entered by the Probate Court on 12 April 1994, in the matter of the Estate of Hooper Jones, Deceased, Probate Court for Davidson County, Tennessee, No. 77112, and shown of record in Minute Book 382, page 61, Probate Court.

This is unimproved property known as Bull Run Road, Route #2, Ashland City, Tennessee 37015.

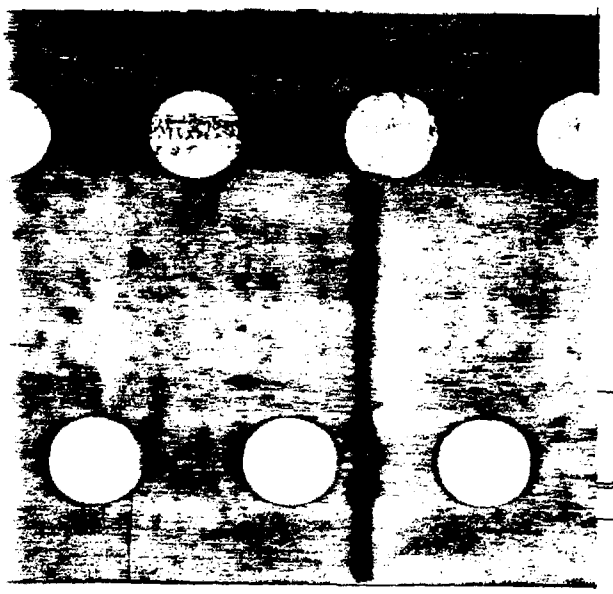
THIS DESCRIPTION HAS BEEN COPIED FROM THE PREVIOUS DEED OF RECORD.

6776 05/17 0101 03CHECK 124.00

50694
IDENTIF. ➔ REFERENCE

94 MAY 17 AM 9:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Rl. Est. III.JONES.SWD



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

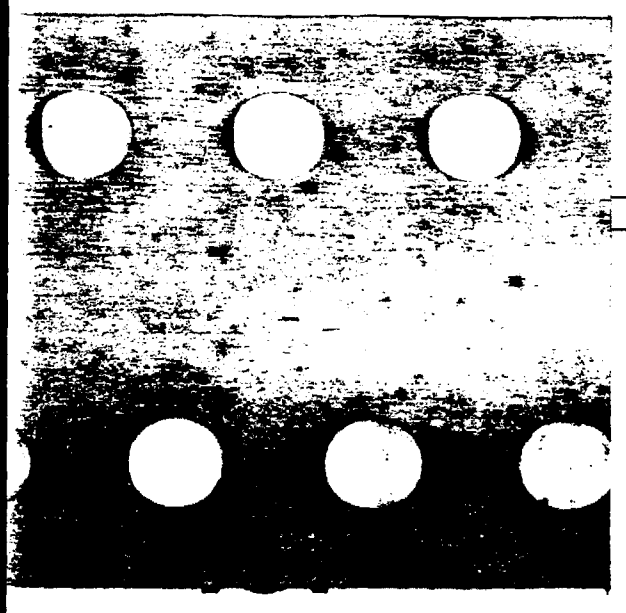
RECEIVED OF _____

FOR _____

BOOK 9346 PAGE 891

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

05/17/94 01 09:19 0001 6776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50694
IDENTIF. ↑ REFERENCE

94 MAY 17 AM 9:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 791797