BOOK 9371 PAGE 185

By 41

SPECIAL WARRANTY DEED

FROM:	Third National Bank in Nashville, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Seventeenth Floor
TO:	John C. Maggart, Grantee	Third National Bank Building Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
		158-4A-106
512 Neilwood Drive Nashville, TN 37205		Field Book Numbers
	(New Owner)	FH-26074

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-Five Thousand and No/100 Dollars ($85,000.00).

John C Maggart
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2 day of June, 1994.

Lipa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

59494

FOR AND IN CONSIDERATION OF the sum of Eighty-Five Thousand and No/100 Dollars ($85,000.00), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said John C. Maggart, Grantee, his heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 48 on the Plan of Otter Wood, Section 3, as shown on the plan of record in Plat Book 6900, page 788, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Grantor by Trustee's Deed of record in Book 8267, page 185 and Book 8267, page 194, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 48, Section 3 in Otterwood Subdivision in Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 2 day of June, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: SVP

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Glen Barton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SVP (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such SVP executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as SVP.

Witness my hand and seal, at Office in Nashville, this 2 day of June, 1994.

Lisa K. Ackert
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Lynn Vandygriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VP (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as VP.

Witness my hand and seal, at Office in Nashville, this 2 day of June, 1994.

Lisa K. Ackert
Notary Public

My Commission Expires: January 24, 1998

EXHIBIT A

1. Subject to all matters shown on the plan of record in Book 6900, page 788, said Register's Office.

2. Restrictive covenants contained in an instrument of record in Book 7260, page 483, and amended in Book 8762, page 199, said Register's Office.

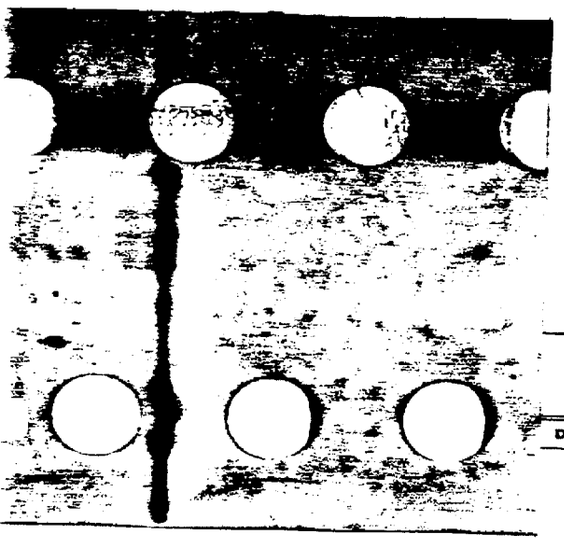
3. Agreement of record in Book 7152, page 750, said Register's Office.

4. Bylaws of record in Book 7260, page 505, said Register's Office.

5. Conveyance of Sanitary Sewers of record in Book 7474, page 695, said Register's Office.

6. Easements granted to the USA of record in Book 2248, page 618; Book 2271, page 196; and Book 2249, page 86, said Register's Office.

3350 06/07 0101 03CHECK 331.50





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

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 189

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 85000.00	
			CON TX 314.50	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 331.50	
			CHECK 331.50	
06/07/94	01		11:03 0001 3350	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58494 IDENTIF. & REFERENCE

94 JUN -7 AM 11:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 800119