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SPECIAL WARRANTY DEED

FROM: Third National Bank in Nashville, Grantor

TO: M. Michael Nixon, Trustee, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Third National Financial Center
424 Church Street, 18th Floor
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

4225 Harding Road
Ste. 604
Nashville TN.

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(new owner)

Map-Parcel Numbers

158-4A-125

Field Book Numbers

FH-26093

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty Thousand and 00/100 Dollars ($60,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of September, 1994.

Notary Public

My Commission Expires: January 24, 1998

FOR AND IN CONSIDERATION OF the sum of Sixty Thousand and 00/100 Dollars ($60,000.00), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto M. Michael Nixon, Trustee (the "Grantee"), his heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

> Lot 67 of Otter Wood Subdivision, Phase 3, Revised, as shown on the plan of record in Book 6900, pages 788-790, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete 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, said Register's Office.

The Property is unimproved property known as Lot 67, Phase 3, Revised, Otter Wood Subdivision, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

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

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

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and 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 to which this conveyance is expressly made subject.

Witness our hands this 30th day of September, 1994.

Third National Bank in Nashville

By: _____

Title: SVP

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared SVP, 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 Glen Barfoot 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 30th day of September, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared Lynn Vandergriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of Third National Bank in Nashville, the within named bargainor, a national banking association, and that Lynn Vandergriff 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 30th day of September, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

EXHIBIT A

1. All matters shown on the plan of record in Book 6900, pages 788-790, Register's Office for Davidson County, Tennessee.

2. Conveyance of Sewer Lines of record in Book 7474, page 695, said Register's Office.

4. Easements to TVA Transmission Lines of record in Book 2248, page 618; Book 2271, page 196; and Book 2249, page 86, said Register's Office.

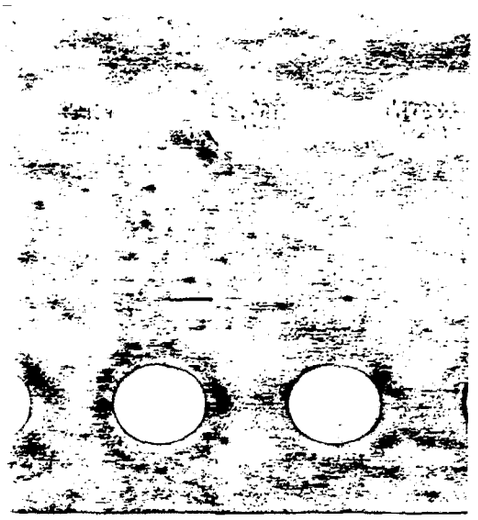
5. Bylaws of the Otterwood Homeowners Association of record in Book 7260, page 505 and the Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483 and Book 8762, page 199 said Register's Office.

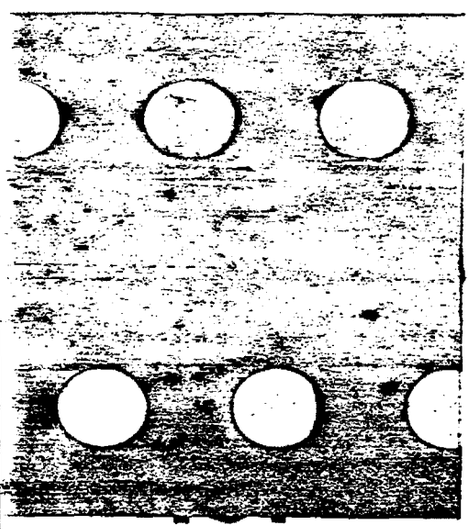
6. Rights of others in and to the common elements.

3605 09/30 0101 03CHECK 239.00

95700
IDENTIF. & REFERENCE

94 SEP 30 PM 1:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9480 PG 174

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 16.00
TOTAL 239.00
CHECK 239.00

09/30/94 01 13:37 0001 3605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95700
IDENTIF. ↑ REFERENCE

94 SEP 30 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839860