TYS

BOOK 9539 PG 802

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, 17TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TN 37219.

GRANTOR: THIRD NATIONAL BANK IN NASHVILLE, EXECUTOR AND TRUSTEE OF THE ESTATE OF BATES R. PARMAN

GRANTEE: MARY H. RODGERS and OTIS CARTER

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
3751 Westport Dr. Nashville, TN 37218	Same	59-14-200

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FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND DOLLARS in cash and promissory note paid and delivered by MARY H. RODGERS and OTIS CARTER, GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, EXECUTOR AND TRUSTEE OF THE ESTATE OF BATES R. PARMAN, GRANTOR, does hereby sell and convey to GRANTEES, as tenants in common, the following described parcel of real estate located in Davidson County, Tennessee, as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Blackman's Commercial Development of record in Book 3842, page 164, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Buena Vista Pike at the common front corner of Lots Nos. 1 and 2 on said Plan; thence northwardly along the easterly margin of said Buena Vista Pike 122.64 feet to a point; thence with a curve to the right, having a radius of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $ 50,000

Mary H. Rodgers
Affiant

Sworn to and subscribed before me, this the 5 day of December, 1994.

Lucie L. Hasley
Notary Public

My Commission Expires: 1-22-95

NOTARY PUBLIC

145300.1 11/30/94

25.00 feet, 41.50 feet to a point in the southerly margin of Moorman Arm Road; thence with the southerly margin of Moorman Arm Road North 66° 30' East, 155.64 feet to a point; thence, leaving said margin of said road, South 29° 56' East, 150 feet to a point, said point being the common rear corner of Lots Nos. 1 and 2, of said Plan; thence with the line between said Lots Nos. 1 and 2, westwardly 193.8 feet to the point of beginning.

Being a portion of the same property conveyed to the Grantor herein by deed of record in Book 5347, page 317, Register's Office for Davidson County, Tennessee, and using the same legal description as contained therein, there being no new survey of the property.

The Property is improved property known as 3704 Buena Vista Pike, Nashville, TN.

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 Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property as Executor and Trustee, in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor solely in its capacity as the Executor and Trustee of the Estate of Bates R. Parman, to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 5th day of December, 1994.

THIRD NATIONAL BANK IN NASHVILLE, AS EXECUTOR AND TRUSTEE OF THE ESTATE OF BATES R. PARMAN

By: _____

Title: AVP & Trust Real Estate Officer

By: Karen B. Sadler

Title: Trust Real Estate Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathleen E. Marcotte, a Notary Public of said County and State, personally appeared David P. Roger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be AVP+ Trust Real Estate Officer (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 officer executed the foregoing instrument for the purposes therein contained, by signing the name of THIRD NATIONAL BANK IN NASHVILLE by him self as AVP+ Trust Real Estate Officer.

Witness my hand and seal, at Office in Nashville, this 5th day of December, 1994.

Kathleen E. Marcotte
Notary Public

My Commission Expires: 9-27-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathleen E. Marcotte, a Notary Public of said County and State, personally appeared Karen B. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be a Trust Real Estate Officer (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that She as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of THIRD NATIONAL BANK IN NASHVILLE by her self as a Trust Real Estate Officer.

Witness my hand and seal, at Office in Nashville, this 5th day of December, 1994.

Kathleen E. Marcotte
Notary Public

My Commission Expires: 9-27-97

EXHIBIT A

Encumbrances

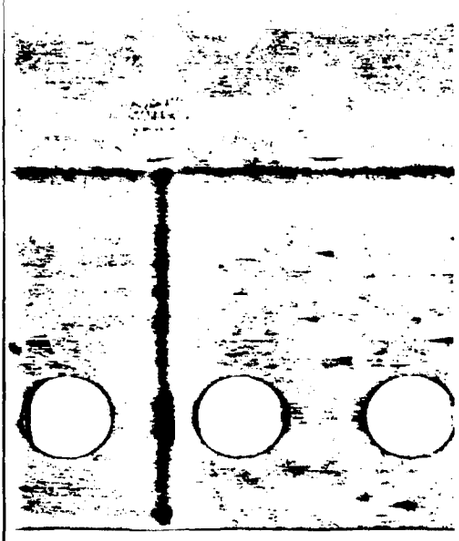
1. Real Property Taxes for 1995 and subsequent years.

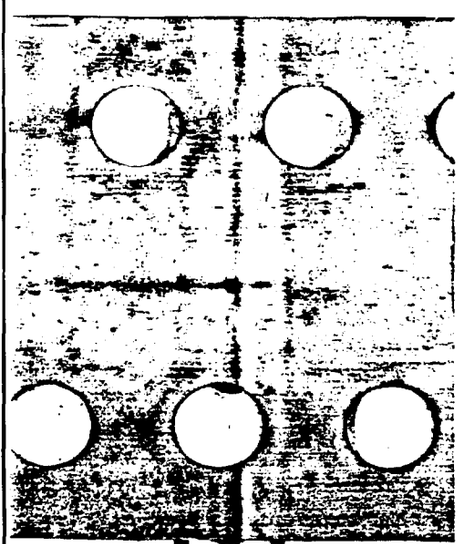
2. All matters shown on Plan of record in Book 3842, page 164, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 4254, page 465, said Register's Office.

3. Terms and conditions of Lease and sublease from Parman Construction to Texaco, Inc., mentioned in Quit Claim Deed of record in Book 5347, page 321, said Register's Office.

15129
IDENTIFICATION REFERENCE

0729 12/06 01:01 03CHECK 202.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9539 PG 806

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	16.00
TOTAL	202.00
CHECK	202.00

12/06/74 01 15:11 0001 0709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15129

IDENTIF. & REFERENCE

'74 DEC -5 PM 3:10

REGISTER
DAVIDSON COUNTY, TN.

No. 860708