Preparer of this instrument makes no representations as to the status of the title of the property described or conveyed herein.

This instrument prepared by:
Howard G. Hogan, Attorney
912 South Gay Street, Suite 710
Knoxville, Tennessee 37902

BOOK 9626 PG 834

SPECIAL WARRANTY DEED

THIS INDENTURE, made this the 9th day of March, 1995, between **ISHAM O. TURBYVILLE, a single woman, as Trustee for R. David McMahan, Michael McMahan and Vanessa E. McMahan under the Last Will and Testament of Kenneth Ownby,** of Knox County, Tennessee, First Party and **R. DAVID McMAHAN, MICHAEL McMAHAN and VANESSA E. McMAHAN,** of Davidson County, Tennessee, as tenants in common, Second Party.

WITNESSETH: that said First Party for and in consideration of the sum of One Dollar and 00/100 ($1.00) and other good and valuable considerations to them in hand paid by the Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Parties, all of her right, title and interest as Trustee, in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. H-1, Parcel No. 112, in a horizontal property regime which is located on the plat of Villager Condominium, of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Isham O. Turbyville, as Trustee, by deed dated July 19, 1979, and recorded in Deed Book 5472, page 654 in the Register's Office for Davidson County, Tennessee.

Isham O. Turbyville, as Trustee, conveys all of her right, title and interest in and to the hereinabove described property to Second Parties pursuant to her duties as Trustee under the Estate of Kenneth Ownby, Deceased, whose Will is probated in the Chancery Court Part II of the Chancery Court for Hamilton County, Tennessee, bearing Docket No. 7761.

THIS CONVEYANCE is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through and upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5435, page 665, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5434, page 708, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and

exhibits appended thereto reference to which is here made. Said property further subject to two deeds of trust. The Title Insurance Company of Minnesota has issued or shall issue affirmative title insurance against the enforcement or attempted enforcement of these deeds of trust.

THIS CONVEYANCE is made subject to applicable easements and restrictions of record.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, their heirs and assigns forever.

And said First Party, for themselves and for their heirs, executors and administrators does hereby covenant with said Party, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming under Party of the First Part as Trustee, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands and seals the day and year first above written.

Isham O. Turbyville (L.S.)
ISHAM O. TURBYVILLE, Single, as Trustee

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Isham O. Turbyville, a single woman, as Trustee for R. David McMahan, Michael McMahan and Vanessa E. McMahan, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Knox County, Tennessee, this the 9th day of March, 1995.

Harold G. Hogan
NOTARY PUBLIC

HOWARD G. HOGAN NOTARY PUBLIC AT LARGE KNOX CO. TENN.

My commission expires: January 26, 1996

BOOK 9626 PG 836

Property Owner: R. Michael McMahan
Address: 2601 Hillsboro Rd.
Apt. H-1 Nashville, TN 37212
Person or Agency Responsible for Taxes:
R. Michael McMahan
CLT No.: 117-3-B-112

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 1.00.

Affiant R. Michael McMahan

Subscribed and sworn to before me this the 20 day of MARCH, 1995.

Susan K. Chapman
NOTARY PUBLIC

My commission expires: 9/12/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00

R. M. McMahan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1995.

Deputy Register

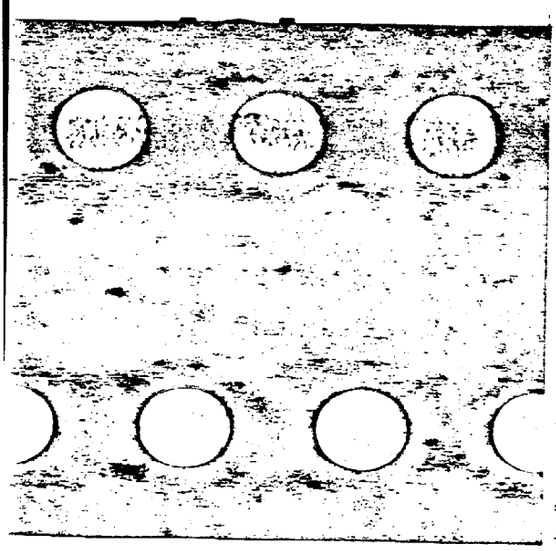
3542 03/24 0101 03CHECK 13.37

44894
IDENTIF. & REFERENCE

95 MAR 24 AM 10: 25

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

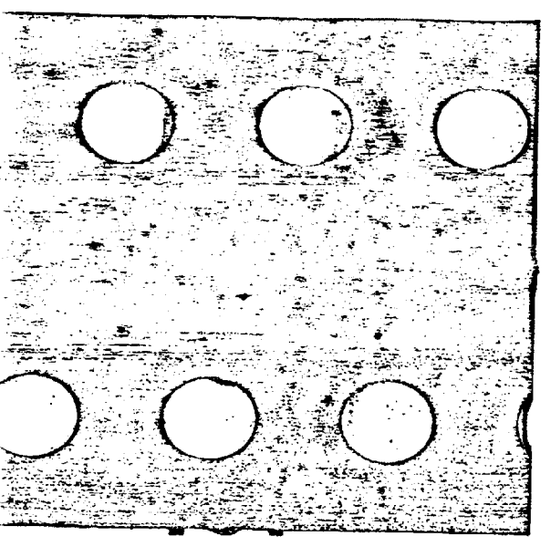
BOOK 9626 PG 837

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	100.00
CON TX	0.37
PRFEE	1.00
WDEED	12.00
TOTAL	13.37
CHECK	13.37

03/24/95 01 10:26 0001 3542



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44894
IDENTIF. # REFERENCE

95 MAR 24 AM 10: 25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893104