ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Ward 2601 Old Hickory Blvd. Old Hickory, TN 37138	SAME	MAP 53-12 Parcel 73,79

This instrument prepared by: Waynick, Cate & Taylor (DJW)
211 Donelson Pike, Suite 2, P.O. Box 148058, Nashville, TN
37214

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James O. Oatsvall and wife, Jean Oatsvall (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto John B. Ward, a single man, (the "Grantee"), Grantee successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Being Lots Nos. 9, 10, 11, 12 and 13 of Block 4 on the Plan of Dobbs and Elliot's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southeasterly side of 26th Street and runs back between parallel lines, with the northeasterly margin of an alley, 144 feet to an alley in the rear.

Said Lots Nos. 10, 11, 12 and 13 front 25 feet each on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 120 feet an alley, said Lot No. 10 running back with the southeasterly margin of 26th Street.

INCLUDED in the above description but EXCLUDED therefrom is a portion of the above described premises having been conveyed to the State of Tennessee by deed of record in Book 5017, page 974, said Register's Office, and described as follows:

Being a part of Lots 9-13, Block 4 on the Plan of Dobbs and Elliotts Subdivision No. 1 of record in Book 547, page 97, described as follows;

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 26th Street; thence along the said southeast margin of 26th Street, north 44 degs. 15' east 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less, to a point; thence south 45 degs. 45' east 77 feet, more or less, to a point; thence south 44 degs. 15' west 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin north 45 degs. 45' 100 feet, more or less, to the point of beginning and containing 672 square feet.

Being the same property conveyed to James O. Oatsvall and wife, Jean Oatsvall by deed from Kenneth O. Skinner and wife, Faye C. Skinner and Kenneth J. Skinner and wife, Louise H. Skinner recorded in book 6705, page 594 and re-recorded in book 6741, page 924 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for 1995 and subsequent years.
2. Minimum set back line as shown on Plan of record.
3. (a) Deed of Trust dated January 26, 1989, in favor of First Bank and Trust of record in Book 7765, Page 658, in the original principal amount of $40,000.00.

   (b) Deed of Trust dated October 5, 1989, in favor of First Bank and Trust of record in Book 7960, Page 806 in the original principal amount of $17,800.00.

   (c) Deed of Trust in favor of First Bank and Trust of record in Book 8294, Page 142 in the original principal amount of $168,859.64.

   (d) Deed of Trust in favor of First Bank and Trust of record in Book 8671, Page 52, Register's Office of Davidson County securing a note in the original principal amount of $63,191.31.

   The total outstanding balance of all four (4) Deeds of Trust in favor of First Bank and Trust does not exceed $79,568.32.
4. The Plan of record in Book 547, Page 97.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of October, 1995.

Notary Public

My commission expires: 9-18-98

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor has not made done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the

title to the Property to the said Grantee, its successors and assigns against all persons lawfully claiming the same from, through or under him.

This property is purchased "as is" and neither seller nor agent makes or implies any warranties as to the condition of the premises.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of February, 1995.

James O. Oatsvall, Sr.

Jean Oatsvall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Oatsvall, Sr., and wife, Jean Oatsvall, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1995.

Notary Public
My commission expires: 9-18-98

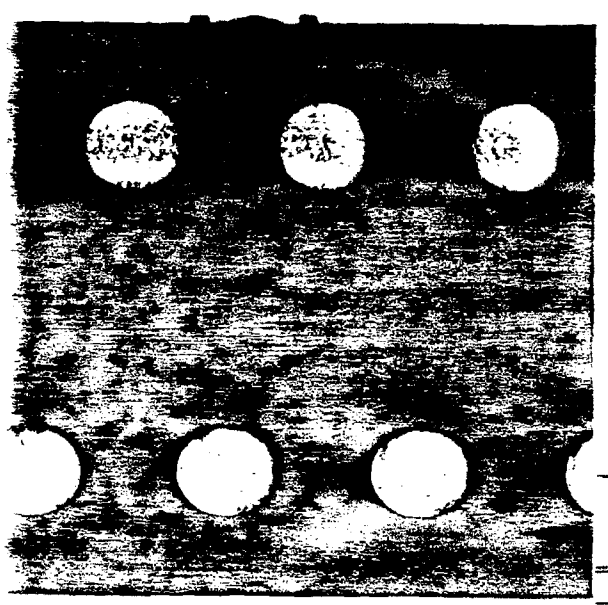
53378

IDENTIFICATION REFERENCE

95 APR 20 PM 12:59

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

RECD 04/20 1201 CHECK 771.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

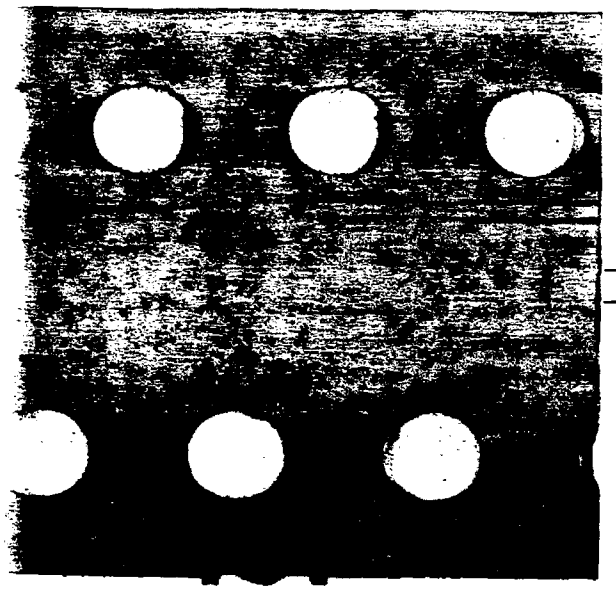
RECEIVED OF _____

FOR _____

BOOK 9650PG603

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
205000.00
CON TX 758.50
PRFEE 1.00
WDEED 12.00
TOTAL 771.50
CHECK 771.50
04/20/95 01 12:58 0001 2889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53378
IDENTIF. ↑ REFERENCE

95 APR 20 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 902352