This Instrument Prepared By:
COMBOS & HIX
A Professional Law Corporation
1100 First American Center
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Angelo Formosa, Jr. 6100 Chickering Court Nashville, TN 37215	6100 Chickering Court Nashville, TN 37215	Map 78 Parcel 69

SPECIAL WARRANTY DEED

FOR TEN DOLLARS ($10.00) CASH IN HAND PAID, in consideration of the terms of the Order Approving Sale of Real Property entered on June 23, 1995, by the Probate Court for Davidson County, Tennessee, in the matter of the Estate of Dale H. Franklin, Docket No. 95P-54, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the ESTATE OF DALE H. FRANKLIN (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto ANGELO FORMOSA, JR. and wife, CAROLYN FORMOSA (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

THE PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever, subject to the matters set forth on Exhibit A.

GRANTOR COVENANTS with the said Grantees and binds itself, its successors and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons claiming by, through, or under Grantor.

WITNESS this the 28th day of June, 1995. BOOK 9715 PG 811

GRANTOR:

ESTATE OF DALE H. FRANKLIN

By: _____
Mary Ann McCready

Title: Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $86,500.00.

_____
AFFIANT

Subscribed and sworn to before me, this 28th day of June, 1995.

_____
NOTARY PUBLIC

My Commission Expires:
Nov. 28, 1998

DeANNA N. WARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Mary Ann McCready, 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, and who, upon oath, further acknowledged that she is the Executrix of the Estate of Dale H. Franklin, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 28th day of June, 1995.

_____
NOTARY PUBLIC

My Commission Expires:
Nov 28, 1998

DeANNA N. WARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Exhibit "A"

BEING a 6.25 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor, No. 55, and more fully described as follows:

BEGINNING at a point in the easterly margin of River Road, said point being 1846 feet as measured along the easterly margin of River Road in a northerly direction from the NW corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for said County; thence N 18 deg. 20' W 178 feet in the easterly margin of River Road to a steel post; thence N 74 deg. 26' E 377 feet to a steel post; thence S 86 deg. 13' E 1359 feet to a steel post; thence S 86 deg. 13' E 59 feet more or less, to the Cumberland River; thence S 6 deg. 45' E 162 feet with the meanders of the Cumberland River to a point; thence N 85 deg. 23' W 60 feet more or less, to a steel post; thence N 85 deg. 23' W 1310 feet to a steel post; thence S 71 deg. 15' W 394 feet to the point of beginning.

BEING the same property conveyed to Ron Cornelius and wife, Dale F. Cornelius by deed from Paul W. Tarrants and wife, Mary Ellen Tarrants of record in Book 5464, page 123, Register's Office for Davidson County, Tennessee AND FURTHER QUITCLAIMED to Dale F. Cornelius of record in Book 6956, page 934, said Register's Office. The said Dale F. Cornelius, a/k/a Dale H. Franklin, having since died by Will of record in Book 195, page 304, Probate Court of Davidson County, Tennessee, Docket No. 95P-54.

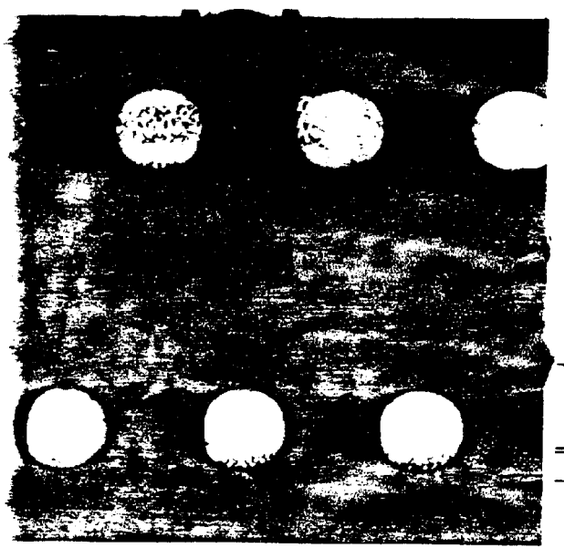
The above legal description is the same as used in the prior deed.

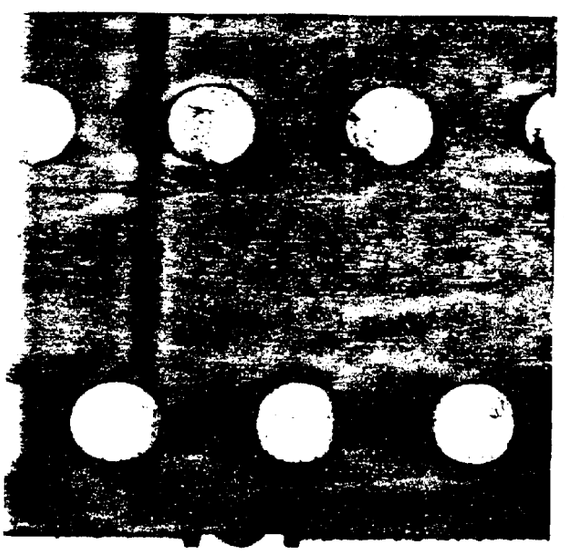
This property is conveyed subject to any and all covenants, easements and other conditions as may appear of record, zoning and other laws and ordinances applicable to the property, including a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in "Deed of Flowage Easement", from W. L. Sadler, etal to United States of America, of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee, and taxes for the current year which have been prorated day of close and assumed by the Grantees.

Dale H. Franklin, deceased, was one and the same person as Dale F. Cornelius, deceased.

95 JUN 29 AM 9:52
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0107 4548





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

RECEIVED OF _____

FOR _____

BOOK 9715 PG 813

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	86500.00
CON TX	320.05
PRFEE	1.00
WDEED	12.00
TOTAL	333.05
CHECK	333.05

6/29/95 01 09:53 0001 6178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074548
IDENTIF. # REFERENCE

95 JUN 29 AM 9:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 925353