Box 50-B

This Instrument prepared by:
Stokes & Bartholomew, P.A.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 9778 PG 855

ADDRESS NEW OWNER:
Slate Construction Company, Inc.
Barnett Drive
Goodlettsville, TN 37072

SEND TAX BILL TO:

MAP-PARCEL
60-11A-21
60-11A-32
60-11A-33
60-11A-34
60-11A-35
60-11A-36
60-11A-64
60-11A-65
60-11A-66

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A., (formerly Fidelity Federal Bank, a Federal Savings Bank) (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Slate Construction Company, Inc., a Tennessee Corporation, (the "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 26, 43, 44, 45, 46, 47, 52, 53 and 54, on the Plan of Pine Ridge, Section Three, a Planned Unit Development, of record in Book 6900, page 660, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank by deed from Craftech Homes, a Tennessee General Partnership composed of Nelson C. Andrews, Carter Andrews and Frank Andrews, of record in Book 8353, page 151, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Matters shown on the Plan of record in Book 6900, page 189, and of record in Book 6900, page 660, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easement and Restrictions, including, but not limited to, easement, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7108, page 1, as made applicable to the herein described property by Declaration of Annexation of record in Book 7547, page 865, said Register's Office.

This is unimproved property known as Lots 26,43,44,45,46,47, 52,53,54, Pine Ridge, Section Three, Nashville, TN.

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, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29th day of August, 1995.

UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.

By: _____
Sean D. Hart
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

8446 08/30 0101 03CHECK 225.45

Personally appeared before me, the undersigned, a Notary Public of said county and state, appeared Sean D. Hart with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of Union Planters Bank of Middle Tennessee, N.A., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August, 1995.

_____
NOTARY PUBLIC

C. L. MOORE NOTARY PUBLIC LARGE TENN

My Commission Expires:
8/30, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

95 AUG 30 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0095008

The actual consideration or value, whichever is greater, for this transfer is $58,500.00.

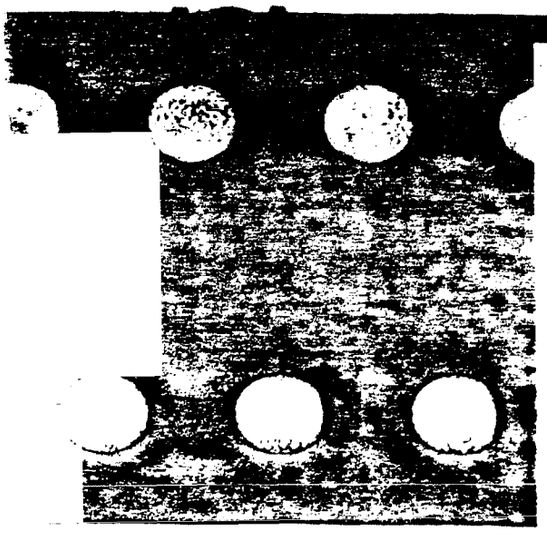
_____
Affiant

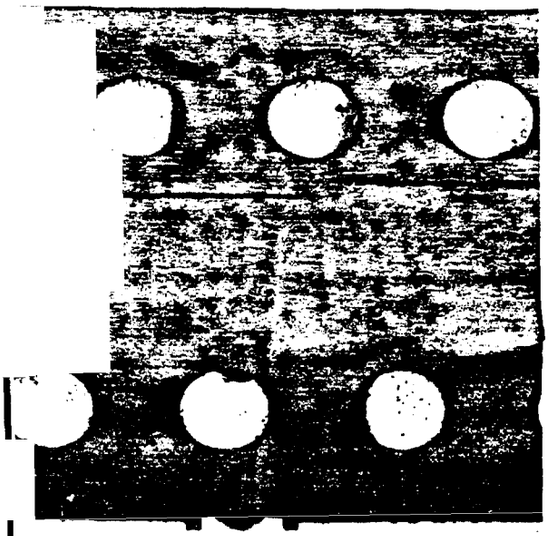
Subscribed and sworn to before me this 29th day of August, 1995.

_____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE JUNE E. ATKINSON DAVIDSON COUNTY

My Commission Expires:
8/23/1998





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

RECEIVED OF _____

FOR _____

BOOK 9778 PG 857

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 58500.00	
			CON TX 216.45	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 225.45	
			CHECK 225.45	
08/30/95	01		15:41 0001 8446	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095008
IDENTIF. & REFERENCE

95 AUG 30 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.947367