BOOK 9903 PG 850

SPECIAL WARRANTY DEED

FROM:	SunTrust Bank, Nashville National Association, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday 424 Church Street, 18th Floor
TO:	Otter Wood Homeowners Association, Grantee	SunTrust Center Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
P.O. Box 150406 Nashville, TN 37215	Same	158-4A-20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten Thousand Dollars ($10,000.00).

Affiant Venture Properties, Inc.

SUBSCRIBED AND SWORN TO before me, this the 28 day of December, 1995.

Notary Public

My Commission Expires: 1/24/98

FOR AND IN CONSIDERATION OF the sum of Ten Thousand Dollars ($10,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A. (formerly known as Third National Bank in Nashville) Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Otter Wood Homeowners Association, Grantee, its successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the plan of Otter Wood, Section 2, Revised, as of record in Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to SunTrust Bank, Nashville, N.A., (formerly known as Third National Bank in Nashville) by Trustees Deed from Julian L. Bibb, Trustee, of record in Book 8267, page 185 and Book 8267,

page 194, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 116 Otter Wood Subdivision, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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, its successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 28 day of December, 1995.

SUNTRUST BANK, NASHVILLE, N.A.

By: _____

Title: _____

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Joe Baker, 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 GVP (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that he as such GVP executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as GVP.

Witness my hand and seal, at Office in Nashville this 28 day of December, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Steve Lancaster 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 VP (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that he as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as VP.

Witness my hand and seal, at Office in Nashville this 28 day of December, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

EXHIBIT A

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, Book 8762, page 199 and the Bylaws of record in Book 7260, page 505, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the plan of record in Book 6900, pages 598-602, said Register's Office.

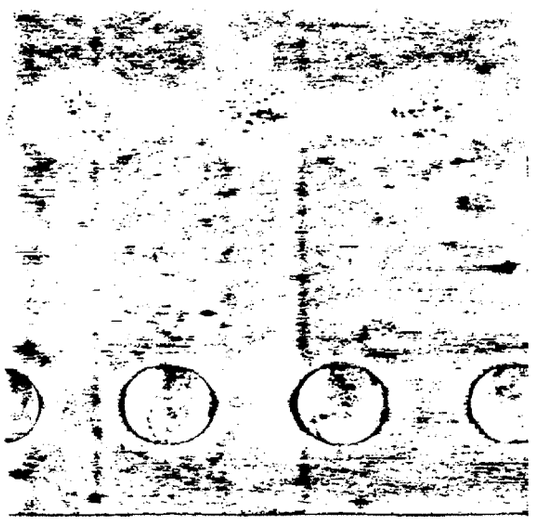
3. Transmission Lines to USA of record in Book 2248, page 618, Book 2271, page 196 and Book 2249, page 86, said Register's Office.

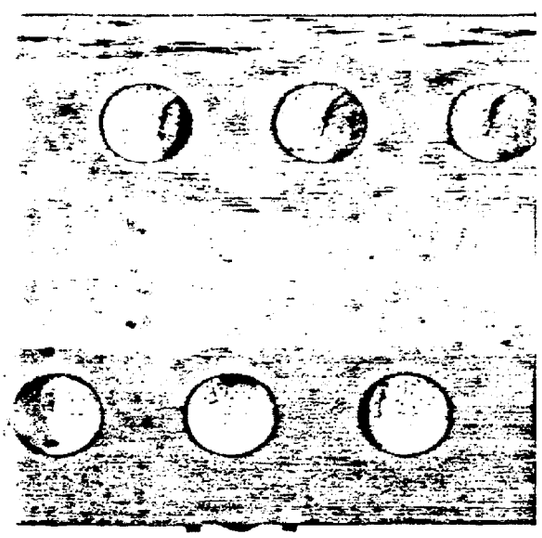
4. Deeds of Conveyance of Sewer Lines in Book 7474, page 695, Book 8204, page 243, Book 8204, page 251, Book 8204, page 256 and Book 8204, page 239, said Register's Office.

0136543
IDENTIF. & REFERENCE

95 DEC 29 PM 2:45
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

3135 12/29 0101 03CHECK
54.00





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 854

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 16.00
TOTAL 54.00
CHECK 54.00

12/29/95 01 14:45 0001 3155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136543
IDENTIF. # REFERENCE

95 DEC 29 PM 2:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991535