BOOK 9910 PG 813

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, 17TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TN 37219.

GRANTOR: MARK E. O'NEILL

GRANTEE: WILLIAM K. JENKINS and wife LINDA F. JENKINS

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
2438 Bellevue Manor Dr Nash, Tn 37221	SAME	128-9-65 128-9-66

****

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND DOLLARS ($40,000.00), cash in hand paid by WILLIAM K. JENKINS AND WIFE LINDA F. JENKINS, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK E. O'NEILL, GRANTOR, does hereby bargain, sell and convey to GRANTEE, their heirs, successors and assigns the following described parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference.

The Property is unimproved property located at 7308 and 7312 Dunaway Drive, Nashville, TN

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $40,000.00.

W.K. Jenkins
Affiant

Sworn to and subscribed before me, this the 5th day of January 1996.

Notary Public

My Commission Expires: 7/25/98

168025.2 1/2/96

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

The property described herein is not the usual place of residence or the GRANTOR or of the spouse of GRANTOR.

Witness my hand this 5th day of January, 1996.

Mark E. O'Neill
MARK E. O'NEILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LEA KROLL, a Notary Public of said County and State, MARK E. O'NEILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of January, 1996.

Lea Kroll
Notary Public

My Commission Expires: 7/25/98

168025.2 1/2/96

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE more fully described as follows:

Lots Nos. 3 and 4 on the Plan of Dunaway Woods, Section One , as shown on plat of record in Plat Book 5200, page 132, in the Register's Office for Davidson County, Tennessee.

Being a portion of that property conveyed to Mark E. O'Neill by deed of record in Book 9582, page 624, Register's Office for Davidson County, Tennessee, and using the same description, there being no new survey.

BOOK 9910PG815

EXHIBIT B

Encumbrances

1. Ad Valorem real property taxes for 1996 and subsequent years.

2. All matters shown on Plat of record in Book 5200, page 132, Register's Office for Davidson County, Tennessee.

3. Sewer line easement, right, and right-of-way easement as set froth in instrument of record in Book 4589, page 112, said Register's Office.

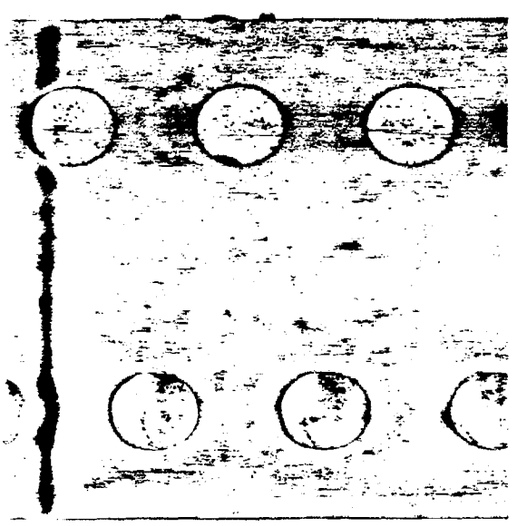
BOOK 9910PG816

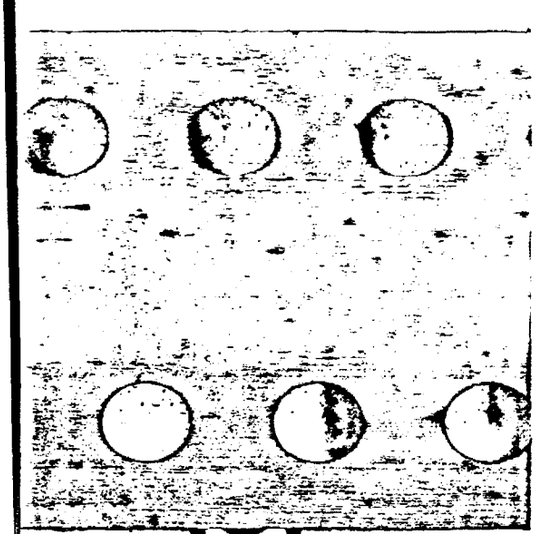
5209 01/05 0101 03CHECK 165.00

0138467
IDENTIFICATION REFERENCE

96 JAN -5 PM 3:50

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 9910 PG 817

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 16.00
TOTAL 165.00
CHECK 165.00

01/05/96 01 15:52 0001 5209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138467
IDENTIF. & REFERENCE

96 JAN -5 PM 3:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 993558