Box 58

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100, First American Center
315 Deaderick Street
Nashville, TN 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Judith E. Hailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 1996.

Marshall L. Hix
Notary Public

My Commission Expires: 1-25-1997

BOOK 9929 PG 59

S P E C I A L
W A R R A N T Y
D E E D

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL NUMBER
Judith E. Hailey P.O. Box 44 Whites Creek, TN 37189	Judith E. Hailey P. O. Box 44 4155 Brick Chruch Pike Whites Creek, TN 37189	Map 94-9 Parcels 67 & 68

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SUNTRUST BANK, NASHVILLE, N. A. AS TRUSTEE AND EXECUTOR UNDER THE WILL OF GUY P. McPHARLAND, WITH FULL POWER TO SELL, TRANSFER AND CONVEY SAID PROPERTY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUDITH E. HAILEY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION

BEING IMPROVED PROPERTY LOCATED: 721 LEBANON ROAD, NASHVILLE, TN 37210

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, THEIR HEIRS AND ASSIGNS, FOREVER. AND WE, DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT. AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR SUCCESSORS, ASSIGNS AND REPRESENTATIVES TO SPECIALLY WARRANT AND DEFEND THE TITLE TO THE SAID LAND ONLY TO THE EXTENT AND FROM THE DATE THE GRANTOR ACQUIRED THE SUBJECT PROPERTY, TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOMSOEVER.

WHENEVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 26TH DAY OF JANUARY, 1996.

SUNTRUST BANK, NASHVILLE, N.A.
EXECUTOR AND TRUSTEE UNDER THE
WILL OF GUY P. McPHARLAND

BY: William Fuson

EXECUTOR AND TRUSTEE
WILLIAM FUSON, VICE PRESIDENT
AND REAL ESTATE OFFICER

0144537
IDENTIF. ↑ REFERENCE

96 JAN 29 AM 8:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

****

BOOK 9929 PG 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, WILLIAM FUSON with whom I am personally acquainted or satisfactory proved to be, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Vice President and Real Estate Office of SUNTRUST BANK, NASHVILLE, N. A., the maker(s) 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(s).

Witness my hand, at office, this 26th day of JANUARY, 1996.

Notary Public

My Commission Expires: January 25, 1997



E X H I B I T " A "

Being Lots Numbers 5 and 6 on the Plan of J. D. Hostettler's Subdivison of Lots numbers 1, 2, 3 and 4, Hermitage Addition, as of record in Book 547, page 186, Register's Office for said County. Said lots Numbers 5 and 6 fronts fifty (50) feet each on the southerly side of Lebanon Road and run back between parallel lines 145 feet to a dead line.

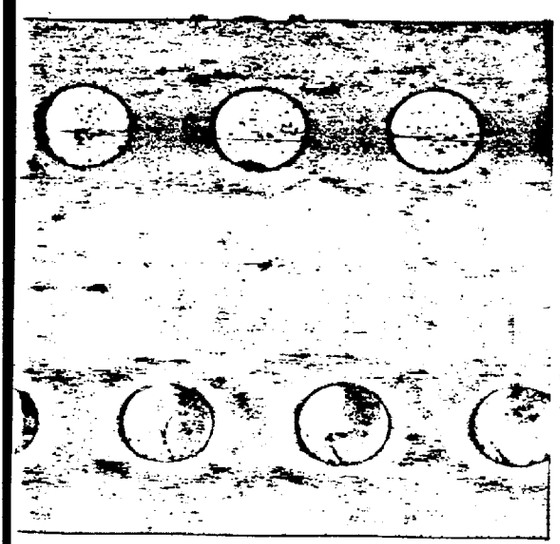
Being the same property conveyed to Guy P.McFarland by deed from The Pure Oil Company, an Ohio corporation, of record in Book 3308, page 349, Register's Office for Davidson County, Tennessee. Guy P. McFarland died January 5, 1983, leaving a Last Will and Testament dated May 23, 1966, said Will being of record in Will Book 142, page 5, Office of the Probate Court Clerk, Davidson County, Tennessee. Third National Bank in Nashville, now known as SunTrust Bank, Nashville, N.A., the duly qualified Executor and Trustee under said Will, is given full power to sell, transfer and convey said property.

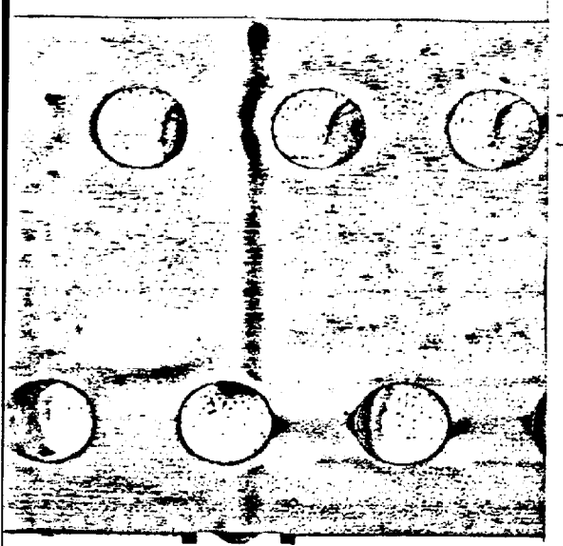
The above legal description is the same as used on the prior Deed.

1772 01/29 0101 03CHECK 170.25

E X H I B I T " B "

This conveyance is subject to 1996 taxes, prorated and assumed by the Grantee(s); all matters shown on the plan of record in Book 547, page 186; restrictions, covennats, conditions, zoning ordinances, rights-of-way, and easement, if any affecting said land; subject to the rights and claims of parties in possession; and subject to any and all leases not of public record, including the assignment herein of the unrecorded lease to The Lamar Corp.





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

RECEIVED OF _____

FOR _____

BOOK 9929 PG 62

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 12.00
TOTAL 170.25
CHECK 170.25

01/29/96 01 09:00 0001 1772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144537
IDENTIF. ↑ REFERENCE

96 JAN 29 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000030