15

BOOK 9954 PG 900

THIS INSTRUMENT PREPARED BY:

Steven L. West
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
William D. Castleman, Trustee 110 Glancy Street, Suite 112 Goodlettsville, TN 37072	SAME	Map 34-3 Parcel 21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, SC Realty, Inc., a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto William D. Castleman, Trustee with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is unimproved property located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 20th day of February, 1996.

95 FEB 22 PM 1:16
FELIX ... DAVIDSON COUNTY, TN.

0152687
IDENTIF. & REFERENCE

PICK-UP

"GRANTOR"

SC REALTY, INC., a Delaware corporation

By: _____

Title: V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me, this 22nd day of February, 1996.

My commission expires:
10/12/99

_____
Notary Public

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Jefferson

Personally appeared before me, Terri M. Odom, a Notary Public for the State and County aforesaid, Scott Hilley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of SC REALTY, INC., a Delaware corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of February, 1996.

Terri M. Odom
Notary Public

My commission expires:
Feb. 16, 1997

EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 9954PG902

Beginning with a concrete monument located in the northern right of way margin of Twin Hills Drive, said monument being the southwest corner of the Church of Jesus Christ of Latter Day Saints property of record in Book 4190, page 585, Register's Office, Davidson County, Tennessee; thence with said margin N 51° 19' 55" W 338.81 feet to a concrete monument; thence leaving said margin N 47° 45' 30" E 1014.31 feet to a concrete monument; thence S 39° 46' 51" E 274.70 feet to an iron pin; thence S 47° 39' 11" E 79.72 feet to a fence post; thence S 48° 53' 34" W 333.24 feet to a concrete monument; thence S 49° 25' 14" W 50.60 feet to a concrete monument; thence S 48° 52' 42" W 572.86 feet to the point of beginning, containing 7.74 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being Condominium Units Nos. 101 through 112, on the Plan of Building 1, and Condominium Units Nos. 201 through 212, on the Plan of Building 2, Churchill Crossing PUD, a Horizontal Property Regime, located on Twin Hills Drive, Madison, Davidson County, Tennessee, as shown on the Plat of Churchill Crossing, a Horizontal Property Regime, recorded in Plat Book 7900, page 25, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Bylaws, recorded in Book 7792, page 915, as amended at Book 7804, page 616, and Book 7845, page 540, of the Register's Office for Davidson County, Tennessee to which reference is hereby made.

BEING part of the same property conveyed to SC Realty, Inc. by Trustee's Deed from Karen Lee Waterman, Successor Trustee, of record in Book 8476, page 308, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for 1996 constitute a lien, but are not yet due and payable.

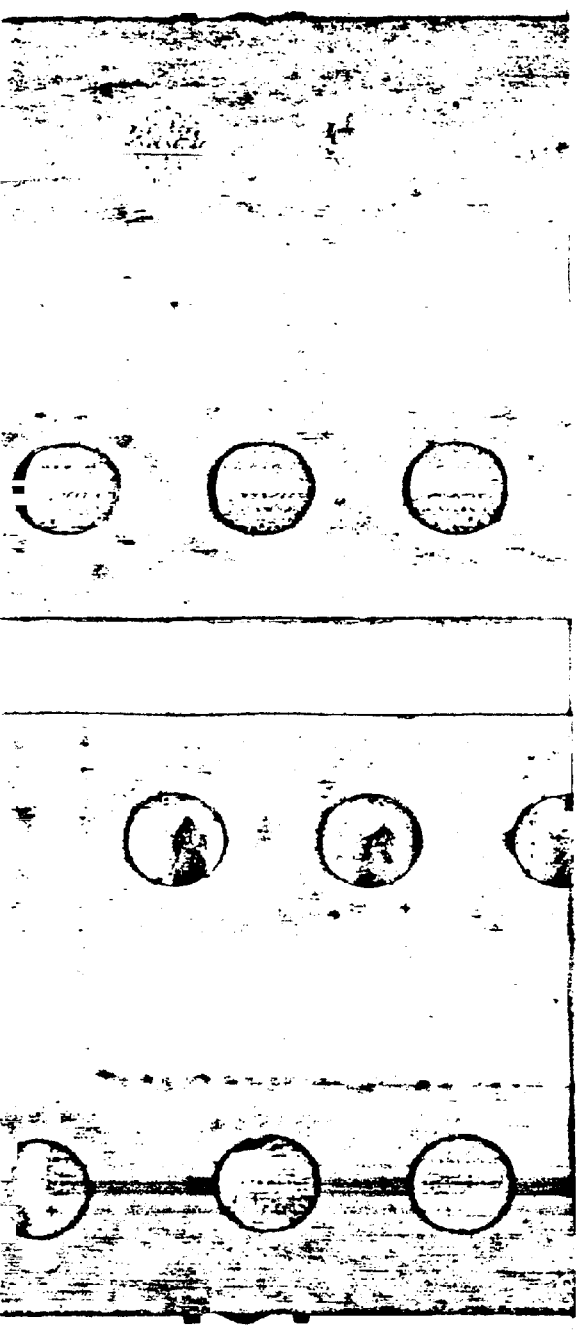
2. All easements, setback lines and notations as shown on Plan of record in Book 7900, page 25, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 7792, page 915, amended in Book 7804, page 616, and Book 7845, page 540, Register's Office for said county.

4. By-laws of record in Book 7792, page 938, Register's Office for said county.

5. Matters shown on the Survey of Churchill Crossing dated 2-15-96 prepared by A & A Engineers, Inc., Howard W. Anderson, Tn. R.L.S 527 - Job No. 5481-96.

0449 02/22 0101 03CHECK 683.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 904

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		
			180000.00	
		CON TX	666.00	
		PRFEE	1.00	
		WDEED	16.00	
		TOTAL	683.00	
		CHECK	683.00	
02/22/96	01	13:18	0001	0449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152687
IDENTIF. # REFERENCE

96 FEB 22 PM 1:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 1008612