Bk 3

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 9981 PG 699

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Henry Matthew Ward	Same	Map 60-11-A
1019 E. Main Street		Parcel 42
Murfreesboro, TN 37130		

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. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Matt Ward (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Attached Exhibit "A"

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

1. Property Taxes for the year 1996;

2. All matters reflected in Schedule B of an owner's title insurance policy issued to Grantee as insured of even date herewith.

This is unimproved property known as Lots 55 through 76 (inclusive), Pine Ridge Subdivision.

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 successors 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 successors 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 7th day of February, 1996.

UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.

BY: _____

TITLE: ~~V.P.~~ Asst V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Sean D Hart, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Asst V.P. of Union Planters Bank of Middle Tennessee, N.A., the within named bargainor, a national banking association, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of the association by himself as Sean D Hart AVP.

Witness my hand and seal, this ~~7th~~ 4th day of ~~February~~ March, 1996.

Debbie C Williams
Notary Public

My Commission Expires: 6-16-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Tammy McCauley
Affiant

Subscribed and sworn to before me
this 7th day of February, 1996.

Debbie C Williams
Notary Public

My Commission Expires:
6-16-97

D.C. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT "A"

BEING THE REMAINING PROPERTY OF LOT ONE,
PINE RIDGE SUBDIVISION,
PLAT BOOK 6900, PAGE 189, R.O.D.C.,TN.

BEGINNING AT AN IRON ROD ON THE SOUTHERN BOUNDARY LINE OF PINE RIDGE SUBDIVISION, PLAT BOOK 6900, PAGE 189, REGISTER'S OFFICE DAVIDSON COUNTY, SAID POINT BEING THE SOUTHWEST CORNER OF PINE RIDGE SUBDIVISION, SECTION THREE, PLAT BOOK 6900, PAGE 660, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTHEAST CORNER OF THIS THE REMAINING PROPERTY OF LOT ONE OF PINE RIDGE SUBDIVISION;

THENCE WITH THE SOUTHERN BOUNDARY LINE OF LOT ONE PINE RIDGE SUBDIVISION, N. 87 DEG. 34' 56" W. 411.41 FEET TO AN IRON ROD;

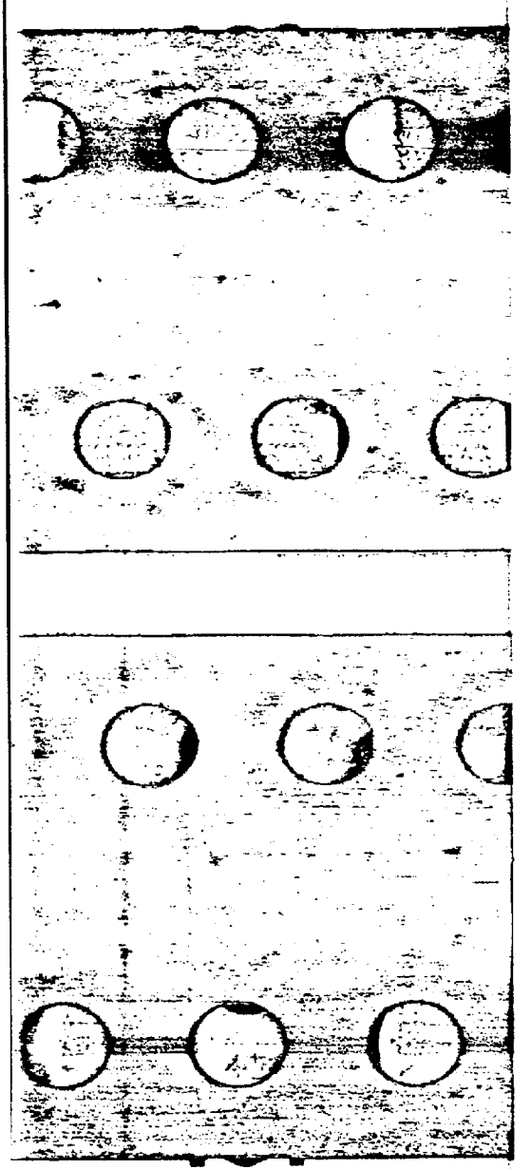
THENCE WITH THE WESTERN BOUNDARY LINE OF LOT ONE PINE RIDGE SUBDIVISION, N. 02 DEG. 28' 38" E. 400.01 FEET TO AN IRON ROD;

THENCE WITH THE NORTHERN BOUNDARY LINE OF LOT ONE PINE RIDGE SUBDIVISION, S. 88 DEG. 17' 18" E. 655.03 FEET TO AN IRON ROD AT THE WESTERN BOUNDARY OF PINE RIDGE SUBDIVISION, SECTION THREE;

THENCE WITH THE WESTERN BOUNDARY LINE OF PINE RIDGE SUBDIVISION, SECTION THREE FOR THE NEXT SEVEN CALLS; S. 01 DEG. 42' 42" W. 139.43 FEET TO AN IRON ROD ON THE NORTHERN MARGIN OF PINE RIDGE DRIVE; THENCE WITH THE NORTHERN MARGIN OF PINE RIDGE DRIVE AND A CURVE TO THE LEFT, DELTA OF 35 DEG. 45' 38", RADIUS OF 110.00 FEET, LENGTH OF 68.66 FEET AND HAVING A CHORD BEARING OF S. 64 DEG. 35' 31" W. 67.55 FEET TO AN IRON ROD; THENCE CONTINUING WITH THE NORTHERN MARGIN OF PINE RIDGE ROAD, S. 46 DEG. 42' 42" W. 46.76 FEET TO AN IRON ROD; THENCE, S. 43 DEG. 17' 18" E. 40.00 FEET TO AN IRON ROD; THENCE WITH A CURVE TO THE RIGHT, DELTA OF 45 DEG. 00' 00", RADIUS OF 158.53 FEET, LENGTH OF 124.51 FEET AND HAVING A CHORD BEARING OF S. 69 DEG. 12' 42" W. 121.33 FEET TO AN IRON ROD; THENCE, N. 88 DEG. 17' 18" W. 72.00 FEET TO AN IRON ROD; THENCE, S. 01 DEG. 42' 42" W. 127.04 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.123 ACRES, MORE OR LESS, AS SURVEYED FEBRUARY 23, 1996 BY L. STEVEN BRIDGES, JR., R.L.S. 1740 OF LAND SURVEYING AND CONSULTING, 116 NORTH COUNTRY CLUB DRIVE, HENDERSONVILLE, TENNESSEE 37075 - 2649.

0160964
IDENTIF. → REFERENCE
96 MAR 18 PM 12:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
9352 03/18 0101 03CHECK 216.50



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

RECEIVED OF _____

FOR _____

BOOK 9981 PG 702

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
TOTAL 216.50
CHECK 216.50

03/19/96 01 12:10 0001 9352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160964
IDENTIF. ↑ REFERENCE

96 MAR 18 PM 12:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017410