BOOK 10028 PG 743

SPECIAL WARRANTY DEED

FROM: SunTrust Bank, Nashville, N.A., Grantor

TO: Heller Construction Co., LLC, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
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
Post Office Box 2034 Brentwood, TN 37024-2034	(new owner)	158-4A-19

96 APR 25 PM 1:18

0175515

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirteen Thousand Dollars ($13,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of April, 1996.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Thirteen Thousand Dollars ($13,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A., formerly known as Third National Bank in Nashville (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Heller Construction, LLC, a Tennessee limited liabiilty company, (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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 said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does further covenant and bind Grantor, its 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 whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth to which this conveyance is expressly made subject.

Witness our hands this 24 day of April, 1996.

SunTrust Bank, Nashville, N.A.

By: _____

Title: Group Vice President

By: _____

Title: VP

BOOK 10028 PG 745

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Teresa Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her-self to be Group Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that She as such Group Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by her self as Group Vice President.

Witness my hand and seal, at Office in Nashville, this 24 day of April, 1996.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared LORI A. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her-self to be Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that She as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by her self as Vice President.

Witness my hand and seal, at Office in Nashville, this 24 day of April, 1996.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

9553 04/26 0101 03CHECK 65.10

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 88 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 Third National Bank in Nashville, by Trustee Deeds from Julian L. Bibb, Trustee, of record in Book 8267, page 185 and Book 8267, page 194, said Register's Office.

The above description is the same as in the previous deed of record.

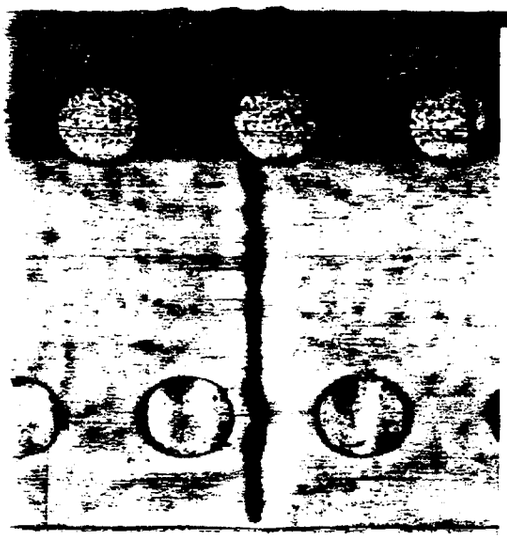
EXHIBIT B

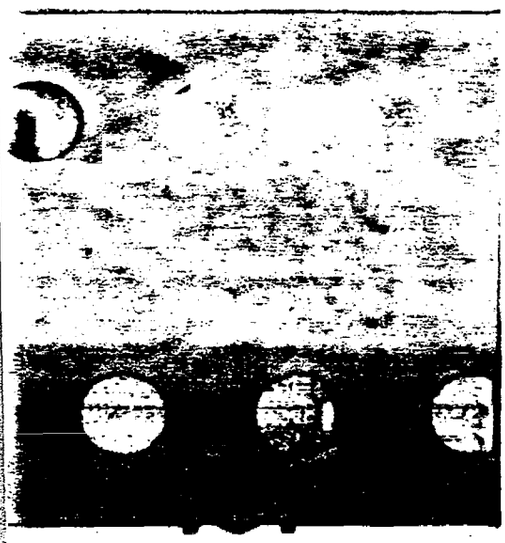
1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions as of record in Book 7260, page 483, Book 8762, page 199, and the Bylaws of record in Book 7260, page 505, Register's Office for Davidson County, Tennessee.

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

3. Transmission Liens to USA of record in Book 2248, page 618, Book 2271, page 196, 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.





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

RECEIVED OF _____

FOR _____

Book 10028 pg 746-A

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 13000.00
CON TX 48.10
PRFEE 1.00
WDEED 16.00
TOTAL 65.10
CHECK 65.10

04/26/96 01 16:24 0001 4853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175515
IDENTIF. # REFERENCE

96 APR 26 PM 4:18
REGISTER
DAVIDSON COUNTY, TN.

No. 1032903