0193974

IDENTIFICATION REFERENCE

FB12 JLR

FROM: Milbrey Waller Andrews

TO: Rapidan, L.P.

96 JUN 13 AM 11:12

REGISTER DAVIDSON CO. TN.

BOOK 10090 PG 92

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
4419 Chickering Lane Nashville, Tennessee 37215	same	Map 144-5 Parcel 12

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, Attorneys at Law, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $895,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 1996.

Notary Public

My Comm. Expires: 9/18/99

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Milbrey Waller Andrews, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Rapidan, L.P., hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 7th Civil District of Davidson County, State of Tennessee, as follows:

Beginning at a point in the easterly margin of Chickering Road at the intersection of Chickering Lane, thence southerly with the right of way of Chickering Road 444.67 feet (450 feet by deed) to the northeast corner of the land conveyed to William Waller and wife, Milbrey W. Waller, (the "Waller Tract") by deed of record in Book 1784, Page 7, Register's Office for said County, thence leaving Chickering Road and proceeding along the east boundary of the Waller Tract South 45° 09' 10" East (South 46° 15" East by deed) 512.57 feet (512.8 feet by deed) to a stake at the southwest corner of the tract conveyed to Milbrey Warner Waller by deed of record in Book 1044, Page 160, said Register's Office; thence North 41° 30" East 400.5 feet more or less to the southerly margin of Chickering Lane; thence with the right of way of Chickering Lane North 43° 30" West 609 feet to the point of beginning.

1017042D
20064413

Being the same property conveyed to Milbrey Warner Waller by deeds from Edwin Warner and wife, Susan R. Warner, of record in Book 996, page 226, and Book 1044, page 160, Register's Office for Davidson County, Tennessee. The said Milbrey Warner Waller having since died. By the will of Milbrey Warner Waller of record in Will Book 162, page 202, Probate Court for Davidson County, Tennessee, said property was devised to Milbrey Waller Andrews.

This property is not the usual place of residence of the grantor.

This is improved property known as 4419 Chickering Lane, Nashville, Tennessee 37215.

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 or assigns, forever.

GRANTOR further covenants and binds herself, her heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 17th day of June, 1996.

Milbrey Waller Andrews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milbrey Waller Andrews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

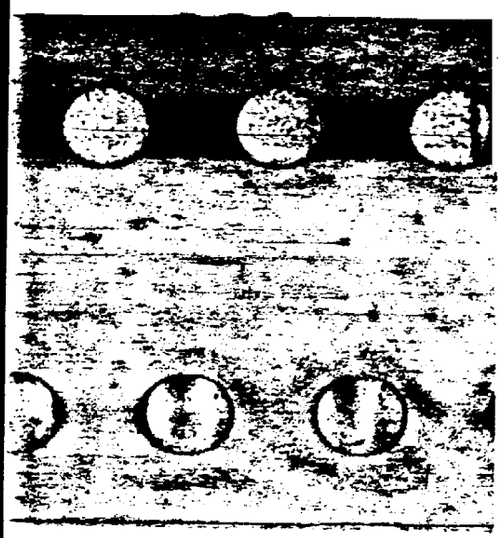
Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of June, 1996.

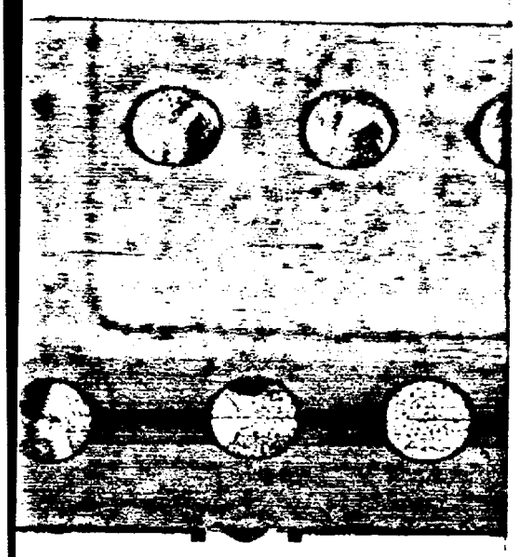
NOTARY PUBLIC

My Commission Expires: 9/18/99

1017042D
20064413

4853 06/18 0101 03CHECK 338.00





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

RECEIVED OF ~~4852 06/13 0101 03CHECK 3311.50~~

FOR

BOOK 10090 PG 94

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 895000.00
				CON TX 3311.50
				~~TOTAL 3311.50~~
				~~CHECK 3311.50~~
06/18/96	01			11:14 0001 4852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193974
IDENTIF. & REFERENCE

96 JUN 18 AM 11:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

TOTAL $3320.50

		PRFEE 1.00
		MDEED 8.00
		~~TOTAL 9.00~~
		~~CHECK 9.00~~
06/18/96	01	11:14 0001 4853

No. 1052654