THIS INSTRUMENT PREPARED BY:
LASSITER, TIDWELL & HILDEBRAND
213 Fifth Avenue, North
Nashville, Tennessee 37219
(Based upon information supplied by the parties.)

NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
SARAH ELIZABETH MARTIN 201 Cumberland Circle Nashville, TN 37214	-same-	Map 96-1 Group Parcel 127

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollar ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the **TENNESSEE BAPTIST FOUNDATION**, a nonprofit Tennessee corporation, as Trustee of the **RICHARD L. SILLS MEMORIAL TRUST** created under the Last Will and Testament of Richard L. Sills of record in Will Book 204, Page 632 of the Office of the Probate Court Clerk for Davidson County, Tennessee (hereinafter referred to as GRANTOR), has bargained and sold and by these presents does hereby grant, transfer and convey unto **SARAH ELIZABETH MARTIN** (hereinafter referred to as GRANTEE), her heirs and assigns, a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

(See **Exhibit A** attached hereto and made a part hereof by reference.)

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, her heirs and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise set forth herein. GRANTEE acknowledges that she has knowledge of the existence of certain leases with tenants currently occupying the property, that she has performed all due diligence as to said leases as she has deemed necessary and sufficient, and that she accepts said property

subject to said leases. GRANTOR further covenants and binds itself, its successors, assigns and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming under GRANTOR.

At the time of this transfer, the **ESTATE OF RICHARD L. SILLS** is open and the administration thereof in accordance with the laws of the State of Tennessee is pending. In light of such, the Estate acting by and through its duly appointed Executor, the **TENNESSEE BAPTIST FOUNDATION**, a Tennessee nonprofit corporation, joins in this instrument solely to convey unto GRANTEE, her heirs and assigns, any and all rights in and to said property the Estate may now have or may acquire in the future.

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.

Witness my hand this 2 day of August, 1996.

TENNESSEE BAPTIST FOUNDATION
Trustee of the Richard L. Sills
Memorial Trust

BY: W. L. Childs
TITLE: President-Trustee

ESTATE OF RICHARD L. SILLS

BY: TENNESSEE BAPTIST FOUNDATION
TITLE: Executor

BY: W. L. Childs
TITLE: President-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON **)**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **W. L. CHILDS, JR.**, 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 foregoing instrument for the purposes therein contained, and who further acknowledged that he is the President of the GRANTOR and of the Executor of the Estate of Richard L. Sills and that he is authorized by the GRANTOR and the Executor or by their constituents, the constituents being authorized by the GRANTOR or the Executor, to execute this instrument on behalf of the GRANTOR and the Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd of August, 1996.

NOTARY PUBLIC

My Commission Expires:
5-21-96

BOOK 10151 PG 198

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00.

By: Sarah Elizabeth Martin
Affiant

Sworn to and subscribed before me this 2nd day of August, 1996.

NOTARY PUBLIC

My Commission Expires:
9-21-96

02 12762
IDENTIF. ↑ REFERENCE

96 AUG -8 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

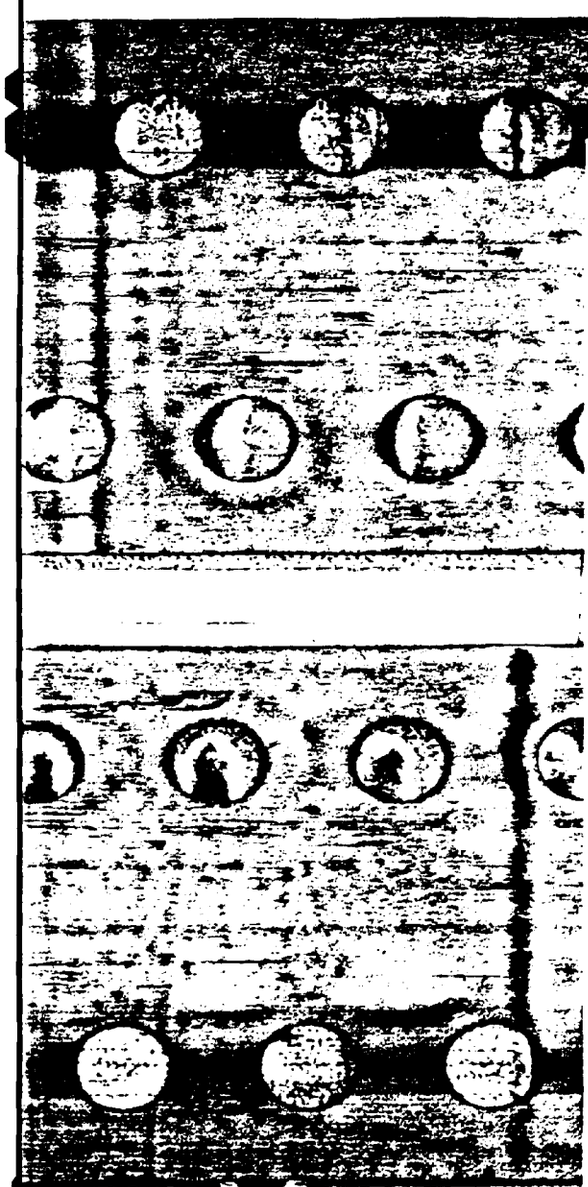
BEING part of Lot No. 42 on the Plan of a part of Bluefields as of record in Book 843 page 16 Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING on the easterly margin of Cumberland Circle at the corner of Lots Nos. 42 and 64; thence with said Circle, northwardly 108 feet to the beginning of a curve; thence around said curve, northeastwardly 112 feet, in all 220 feet; thence southeastwardly to the dividing line between Lots Nos. 42 and 46 at a point 30 feet west of the westerly line of Lot No. 43; thence with said dividing line, westwardly 176.3 feet, more or less, to the beginning.

BEING the same property conveyed to Richard Levi Sills (a.k.a. Richard L. Sills) by Quitclaim Deed, dated May 30, 1990, and of record in Book 8114, Page 865, of the Register of Deeds Office for Davidson County, Tennessee.

(The above legal description is the same as used in the prior referenced deed.)

5125 08/08 0101 03CHECK 516.50



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

RECEIVED OF _____

FOR _____

BOOK 10151 PG 200

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	135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	516.50
			CHECK	516.50
08/08/96	01		15:23 0001	5125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02112762
IDENTIF. # REFERENCE

96 AUG -8 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017727