0212787

IDENTIF. # REFERENCE

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

96 AUG -8 PM 3:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Jerry Caggiano, Jr. 3124 Ironwood Drive Nashville, TN 37214	Same	97-13-39

BOOK 10151 PG 284

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, **NASHVILLE LAND FUND, LTD.**, a Tennessee limited partnership, (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **JERRY CAGGIANO, JR.** (the "**Grantee**"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters 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 said Grantee, and his heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, his heirs and assigns, against the lawful claims arising 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 8th day of August, 1996

BOOK 10151 PG 285

NASHVILLE LAND FUND, LTD.

By: 222 Partners, Inc.,
Managing General Partner

By: Robert E Lehning Jr

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the managing general partner of Grantor, and is authorized by 222 Partners, Inc., as managing general partner of Grantor, to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 8th day of August, 1996.

Joan S Thigpen
Notary Public

JOAN GRACHAN THIGPEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires:_____

My Commission Expires 4-16-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,811.00.

Jerry Caggiano Jr 8-8-96
Affiant

Subscribed and sworn to before me this 8th day of August, 1996.

Joan S Thigpen
Notary Public

My Commission Expires:_____

JOAN GRACHAN THIGPEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 4-16-2000

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 1 as shown on the Final Plat of Section 9—Lot No. 1, Larchwood Commercial Subdivision, of record in Book 8250, page 604, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership, by deed from Larchwood Associates, a partnership, of record in Book 6936, page 128, Register's Office for Davidson County, Tennessee.

EXHIBIT B

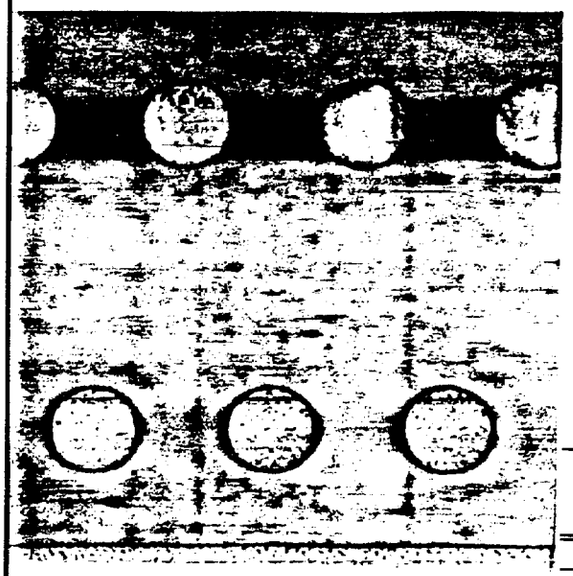
1. Real Estate Taxes not yet due and payable.

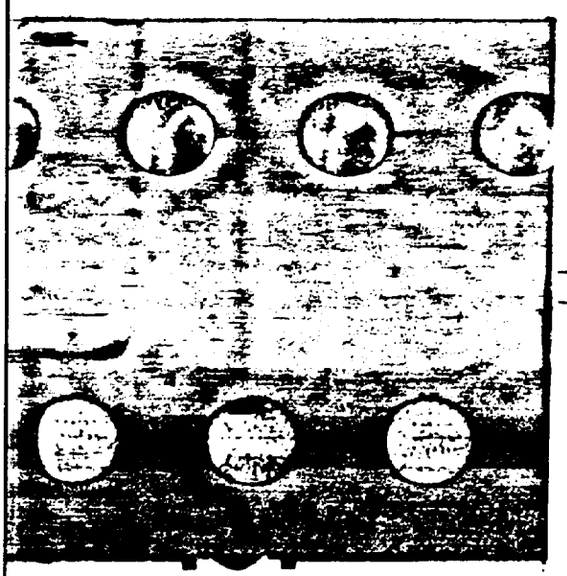
BOOK 10151 PG 287

2. Matters shown on the Plans of record in Book 6900, page 875, and in Book 8250, page 604, Register's Office for Davidson County, Tennessee.

3. All matters shown on the ALTA/ACSM Land Title survey, dated June 6, 1996, as revised July 29, 1996, prepared by Jackie L. Dillehay, RLS No. 1417, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 85-133, Work Order 2095, and Surveyor's Report dated July 29, 1996.

5150 08/08 0101 03CHECK 415.90





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

RECEIVED OF _____

FOR _____

BOOK 10151 PG 288

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	
				107811.00
			CON TX	398.90
			PRFEE	1.00
			WDEED	16.00
			TOTAL	415.90
			CHECK	415.90
08/08/96	01		15:57 0001	5150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212787
IDENTIF. ↑ REFERENCE

96 AUG -8 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017752