0215250

IDENTIFICATION REFERENCE

56 A

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

BOOK 10158 PG 614
96 AUG 16 PM 1:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Jerry Pendergrass	Same	Map 133-2
P.O. Box 22567		Parcel 255 and 256
Nashville, Tennessee 372 07		

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, Hilliard-Lyons Trust Company as Trustee for the Sidney Polly Trust (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jerry Pendergrass (the "Grantee"), Grantee's successors/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 which is attached hereto and incorporated herein by reference.

This is improved property known as 3312 and 3314 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors/heirs and assigns forever.

Grantor does covenant and bind itself, and its successors and assigns, to warrant specially and forever defend the title to the Property to the said Grantee, Grantee's successors/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 15th day of August, 1996.

HILLIARD-LYONS TRUST COMPANY
as Trustee of the SIDNEY POLLY TRUST

By: _____
Shawn Ridley
Vice-President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Shawn Ridley, 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 Vice President of Hilliard-Lyons Trust Company, a Kentucky corporation, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, this 15th day of August, 1996.

_____
Notary Public

My Commission Expires: 3/25/2000

THOMAS T. PENNINGTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

_____
Affiant

Subscribed and sworn to before me this 15th day of August, 1996.

_____
Notary Public
My Commission Expires: 3/25/2000

THOMAS T. PENNINGTON NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

EXHIBIT A

Being Lots Nos. 25 and 26 on the Map of Nolen Heights, as shown on plat of record in Book 332, page 122, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Hilliard Lyons Trust Company as Successor Co-Trustees of the Sidney Polly Residuary Trust, by Deed of Record in Book 10027, page 552, as corrected in Book 10047, page 91, Register's Office for Davidson County, Tennessee.

This property is known as 3312 and 3314 Nolensville Road, Nashville, Tennessee.

EXHIBIT B

BOOK 10158 PG 617

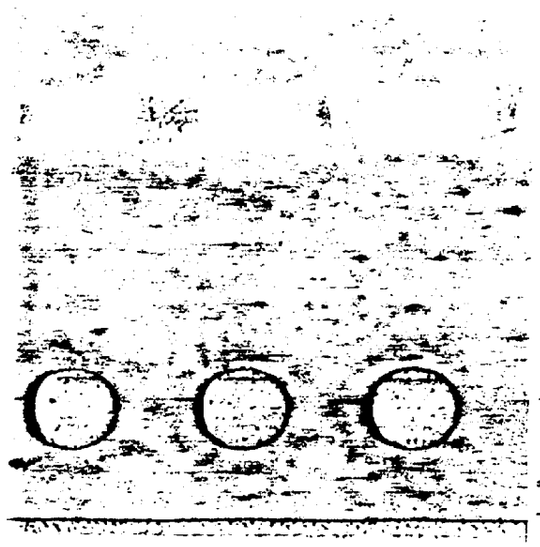
[Permitted Encumbrances]

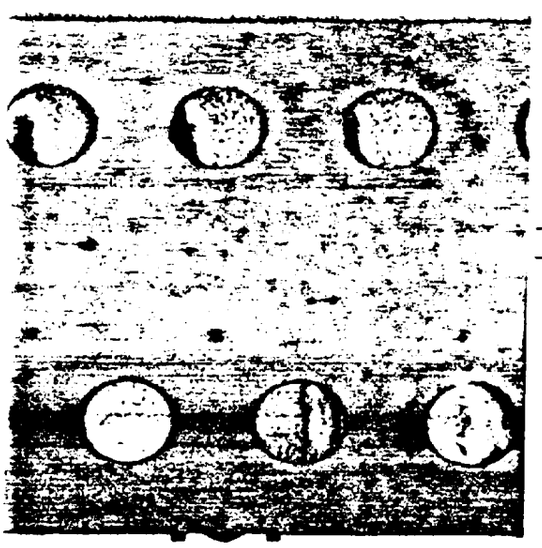
1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. 1996 Taxes, a lien, which are not yet due and payable. ~~Tax Parcel No. 91K-B-1~~.

7823 08/16 0101 03CHECK 1201.00





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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 618

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 320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 16.00
TOTAL 1201.00
CHECK 1201.00

08/16/96 01 13:26 0001 7823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 15250
IDENTIF. & REFERENCE

96 AUG 16 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020387