268

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
David E. Rawlings 2401 Hillsboro Road, Suite 309 P. O. Box 150321 Nashville, TN 37215	Same	Map 104-11 Parcels D-4 and D-15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, the receipt of which are hereby acknowledged, CHARLES B. REASOR, JR., a single man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DAVID E. RAWLINGS ("Grantee"), his heirs, representatives and assigns certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 81,500.00

AFFIANT

Subscribed and sworn to before me this 16th day of August, 1996.

NOTARY PUBLIC

My Commission Expires:
1-24-98

This is improved property known as Units 4 and 15, The Columns, 2121 Fairfax Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs, representatives and assigns, forever.

Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs, representatives and assigns, against the lawful claims of all persons claiming by, through, or under Grantor; provided, however, that this conveyance is subject to the following:

1. 1996 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable;

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" and as set forth in the Master Deed recorded in Book 6182, Page 943, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6922, Page 384, said Register's Office; and

3. Rights of tenants in possession, as tenants only.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 16th day of August, 1996.

GRANTOR:

CHARLES B. REASOR, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named CHARLES B. REASOR, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 16th day of August, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-98

EXHIBIT "A"

LEGAL DESCRIPTION

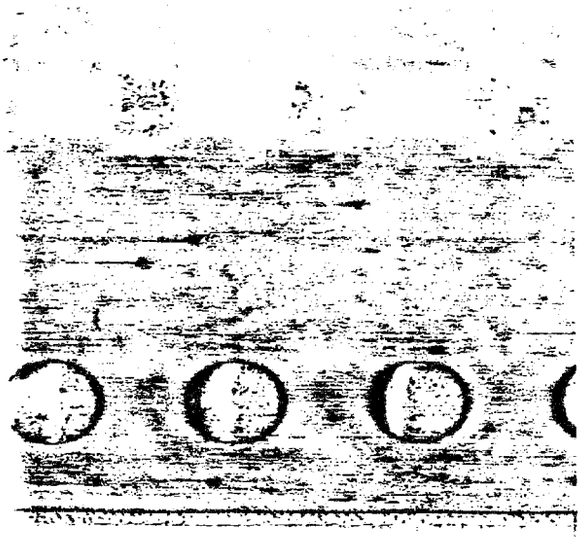
BEING land in Davidson County, Tennessee, more particularly described as follows:

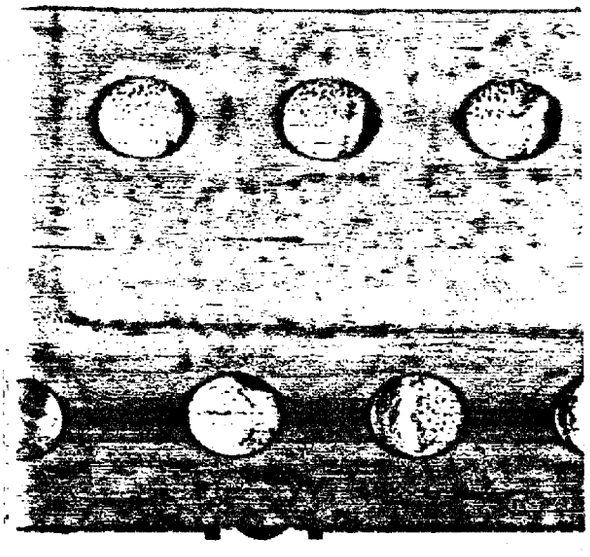
BEING Units Nos. 4 and 15 as shown on the Plan of The Columns, of record in Book 6182, Page 943, and re-recorded in Book 6922, Page 384, Register's Office for said county, together with the undivided percentage interest in the common elements appurtenant to said Units, amended as Exhibit "C" to the Master Deed Establishing a Horizontal Property Regime for The Columns.

BEING part of the same property conveyed to Charles B. Reasor, Jr., by deed from The Columns, Ltd., a Tennessee limited partnership, as of record in Book 7341, Page 856, Register's Office for Davidson County, Tennessee, and by a quitclaim deed from Wilma Lee Brown Reasor, as of record in Book 10030, Page 572, said Register's Office.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEEDS OF RECORD.

02161144
IDENTIFICATION REFERENCE
96 AUG 20 AM 10:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
9756 08/20 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 315

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 81500.00
				CON TX 301.55
				PRFEE 1.00
				WDEED 12.00
				TOTAL 314.55
				CHECK 314.55
			08/20/96 01	10:21 0001 8756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216144
IDENTIF. # REFERENCE

96 AUG 20 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1021314