41

BOOK 10218 PG 474

TO: **C&S Investments**

FROM: **First American National Bank, Trustee under Will of J.O. Covington**

THIS INSTRUMENT PREPARED BY:
C. MARK CARVER, ESQ.
FARRIS WARFIELD & KANADAY
424 CHURCH STREET, 18TH FLOOR
NASHVILLE, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
C&S Investments Attn: Mr. Wayne Stevens P.O. Box 8 Greenbriar, TN 37073	SAME	Map 60-12, Parcel 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,500.

Affiant

Subscribed and sworn to before me, this 4th day of October, 1996.

Notary Public

My Comm. Expires: 4-28-2000

NOTARY PUBLIC AT LARGE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt of which is hereby acknowledged, **First American National Bank, Trustee under Will of J.O. Covington** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **C&S Investments**, a Tennessee general partnership composed of Tim S. Carver and Wayne Stevens (hereinafter called the "Buyer"), Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by reference.

The above-referenced property is conveyed subject to the matters described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, Buyer's successors and assigns, against the lawful claims of all persons claiming by, through and under Seller (other than claims arising out of the matters set forth in Exhibit B), 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, Seller has caused this Special Warranty Deed to be executed effective as of the 4th day of October, 1996.

SELLER: FIRST AMERICAN NATIONAL BANK, TRUSTEE UNDER WILL OF J.O. COVINGTON

By: _____
Douglas A. Kirby, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Christine Williams, a Notary Public of said County and State, personally appeared Douglas A. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of First American National Bank, the Trustee under the Will of J.O. Covington, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Vice-President.

Witness my hand and seal, in Nashville, Tennessee this 4th day of October, 1996.

Christine Williams
Notary Public

My Commission Expires: 4-28-2000

NOTARY PUBLIC AT LARGE

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lots Nos. 4, 5, 6, 7, 8, 9, 10, 11 and the northerly 75 feet of Lots Nos. 45 and 46 of Block "A", on the Map of Highland Park, as of record in Book 974, page 33, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to J.O. Covington, by Deeds from A.R. Greene and wife, Annie Lois Greene of Record in Book 1195, page 61 and Book 146, page 391, Register's Office for Davidson County, Tennessee, the said J.O. Covington having since died and by his will of record in Will Book 117, page 514, Office of the Probate Clerk for Davidson County, Tennessee, he devised said property to First American National Bank, as Trustee. First American National Bank, Trustee in now known as First American Trust Company, Trustee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1996 taxes, a lien, but not yet due and payable.

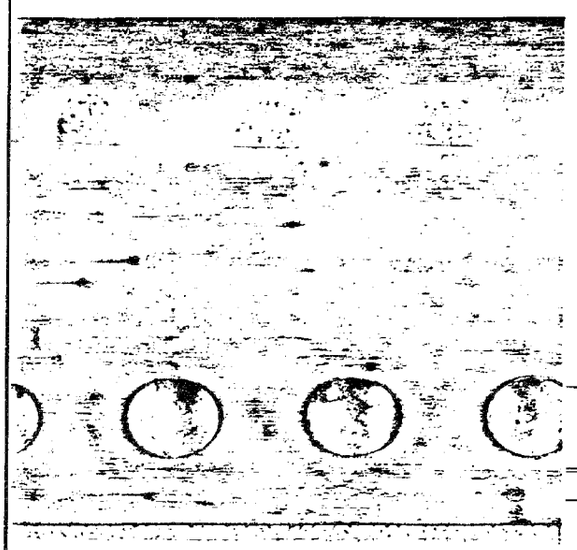
2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5569, page 193, Register's Office for Davidson County, Tennessee.

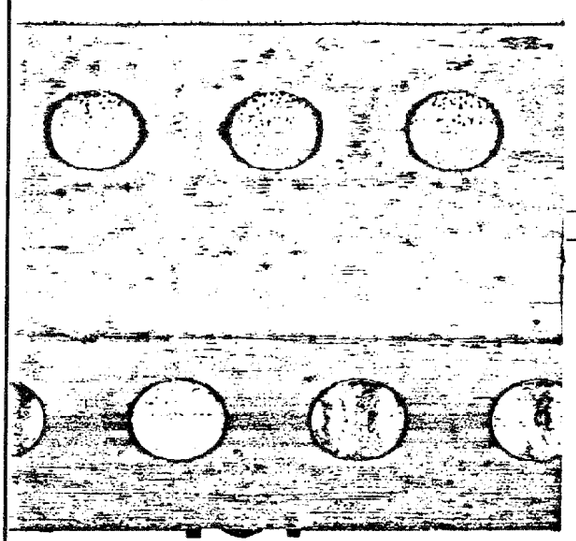
3. Restrictions as contained in Book 1038, page 551, said Register's Office.

0233831
IDENTIF. & REFERENCE

96 OCT -7 PM 4:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

564 10/07 2:01 96 RECW 573.00





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

RECEIVED OF _____

FOR _____

BOOK 10218 PG 478

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
			AMT	
				150500.00
			CON TX	556.85
			PRFEE	1.00
			WDEED	16.00
			TOTAL	573.85
			CHECK	573.85
10/07/96	01		16:10 0001	7593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -7 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0233831
IDENTIF. # REFERENCE

№ 1074656

No [redacted]