Box 57

This instrument prepared by
John W. Nelley, Jr.
Tune, Entrekin & White
P.O. Box 270365
Nashville, Tennessee 37227-0365

BOOK 10257 PG 387

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

James K Waters
Affiant

Subscribed and sworn to before me this 8 day of November 1996.

Notary Public

My commission expires:

My Commission Expires 4/1/97

96 NOV 12 PM 3:08
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0245950
IDENTIF. ↑ REFERENCE

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
James Robert Waters 316 Oakvale Drive Nashville, TN 37027	Same	Map 160-14-0-B Parcel 133

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Mae Windrow Espey,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James Robert Waters** (the "Grantee" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5837 on the Plan of Brentwood Trace Condominiums of record in Plat Book 5200, Page 219, revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed from Jane H. Fullerton by deed to Mae Windrow Espey of record in Book 6372, Page 989, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which has been prorated and assumed by Buyer(s); (2) Covenants, conditions, agreements and restrictions of record in Book 5524, Page 415, amended in Book 5537, Page 988, and Book 5545, Page 510; (3) By-Laws in Book 5524, Page 424 and (4) all matters appearing on the Plan of record in Plat Book 5200, Page 219, revised in Book 5200, Page 230 and Book 5200, Page 261, said Register's Office.

Mae Windrow Espey died unmarried on June 26, 1996. Her Will was probated in the Davidson County Probate Court on July 2, 1996 (Probate #96P1074) and Mary Windrow Balch and Louise Windrow Waters were appointed Co-Executors.

This is improved property known as 5837 Brentwood Trace, Old Hickory Boulevard, Nashville, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, his heirs and assigns forever.

Grantor covenants and binds itself and its successors to warrant specifically and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of November 8, 1996.

Estate of Mae Windrow Espey

By: Mary Windrow Balch
Mary Windrow Balch, Co-Executor

By: Louise Windrow Waters
Louise Windrow Waters, Co-Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MARY WINDROW BALCH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be a Co-Executor of the Estate of Mae Windrow Espey the within named bargainor, and that she as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said Estate by herself as Co-Executor.

WITNESS my hand and official seal at office, on this the 8 day of November, 1996.

Commission Expires: Commission Expires 4/1/97

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LOUISE WINDROW WATERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be a Co-Executor of the Estate of Mae Windrow Espey the within named bargainor, and that she as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said Estate by herself as Co-Executor.

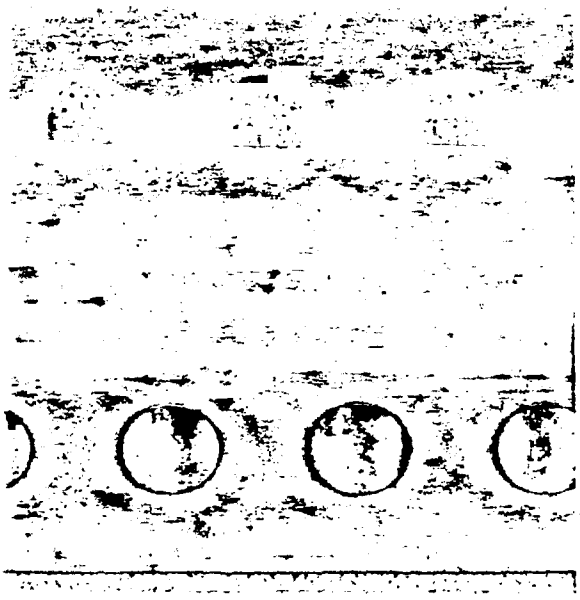
WITNESS my hand and official seal at office, on this the 8 day of November, 1996.

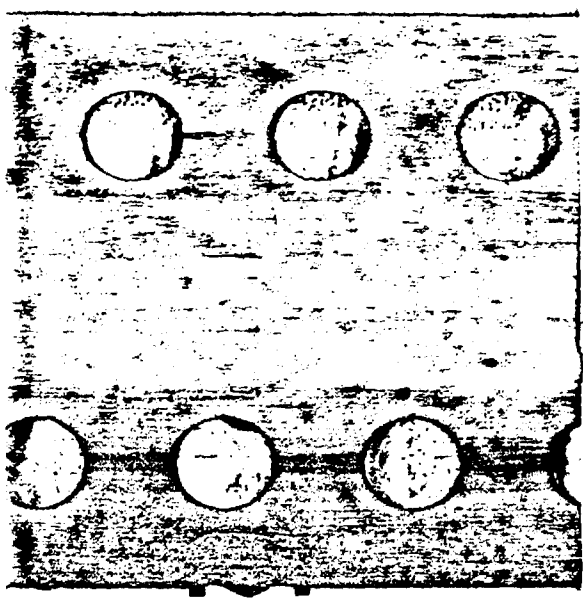
Commission Expires: Commission Expires 4/1/97

NOTARY PUBLIC

special.war

0622 11/12 0101 03CHECK 220.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10257 PG 390

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 56000.00	
			CON TX 207.20	
			PRFEE 1.00	
			MDEED 12.00	
			TOTAL 220.20	
			CHECK 220.20	
11/12/96	01		15:09 0001 0622	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245950
IDENTIF. ↑ REFERENCE

96 NOV 12 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087517