0246345
IDENTIF. ✦ REFERENCE
MAIL ENV.
96 NOV 14 AM 8:28
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

This Instrument Was Prepared By:
David J. White
Tuke Yopp & Sweeney
NationsBank Plaza, Suite 1100
414 Union Street
Nashville, Tennessee 37219

BOOK 10258 PG 602

SPECIAL WARRANTY DEED

FROM: **SOLOMON DEVELOPMENT, LLC,**
a Tennessee limited liability company, **Grantor**

TO: **ROBERT MUNIZ AND WIFE, BRENDA MUNIZ, Grantees**

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Robert Muniz and wife, Brenda Muniz 5207 Country Club Brentwood, Tennessee 37027	Same	Map 132-16 Parcel 60

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 1996.

Notary Public

DEBRA WICKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

6-10-98

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOLOMON DEVELOPMENT, LLC (being one and the same entity as SOLOMON DEVELOPMENT, "LLC")**, a Tennessee limited liability company (the "Grantor"), has specially bargained and sold, and by these presents does hereby specially grant, transfer, warrant, and convey unto **ROBERT MUNIZ AND WIFE, BRENDA MUNIZ** (collectively, the "Grantees"), and their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Premises"), to wit:

Land in Davidson County, Tennessee, being Lot No. 9 of the Resubdivision of Lot One on the Plan of Grassmere, Section Seven, of record in Book 9700, Page

51, Register's Office for Davidson County, Tennessee, LESS AND EXCEPT from the foregoing property any part thereof taken or used for street, road or public rights of way.

Being the same property conveyed to Solomon Development, LLC, by Special Warranty Deed recorded in Book 9882, Page 622, in the Register's Office for Davidson County, Tennessee.

This description is based upon the prior deed.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the Premises. Grantor further makes no representation or warranty, express or implied, with respect to the ownership of the minerals located on, under or within the Premises.

TO HAVE AND TO HOLD the Premises unto Grantees and unto Grantees' heirs, successors and assigns forever, subject to the following: real estate taxes and assessments for the current year and subsequent years; any state of facts that would be disclosed by an accurate survey or independent inspection thereof; any and all easements, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record; all applicable building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority; and the restrictions set forth in **Exhibit A** hereto. Grantor does hereby bind itself, and its successors and assigns, to specially warrant and forever defend all and singular the Premises, subject to the terms of this Deed, unto Grantees and unto Grantees' heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and except as to those matters to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this instrument this 1st day of November, 1996.

SOLOMON DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____ Member
Ty H. Osman
Title: Member

By: _____ Member
Gregory Turner
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Ty H. Osman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Solomon Development, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 1st day of November, 1996.

Debra P Hood
Notary Public

My Commission Expires:
11/28/98

[NOTARIAL SEAL]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Gregory Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Solomon Development, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 1st day of November, 1996.

Debra P Hood
Notary Public

My Commission Expires:
11/28/98

[NOTARIAL SEAL]

Exhibit A

Improvements constructed on the Premises must be built in accordance with plans and specifications approved by Grantor prior to the commencement of construction of such improvements. To obtain Grantor's approval, Grantee's plans and specifications must comply with (i) the covenants, conditions and restrictions set forth in the instruments recorded in the Register's Office for Davidson County, Tennessee, and applicable to the Premises and (ii) the following additional restrictions:

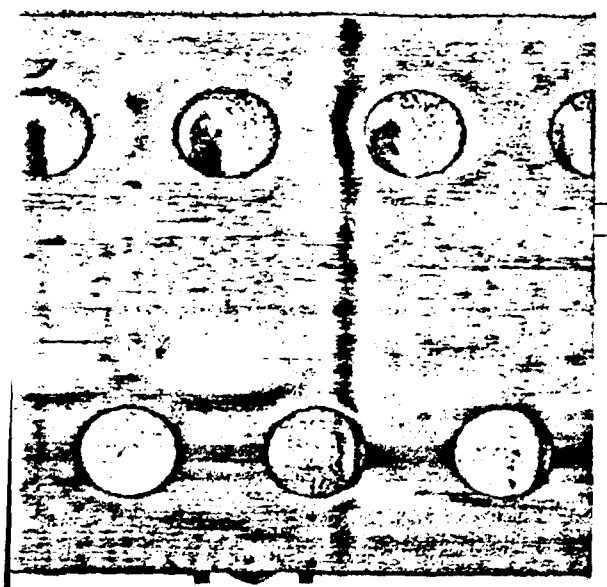
1. Brick, stone and/or glass must be used on at least 95% of the front (facing Trousdale Drive) and sides of any building exterior. No concrete block (including but not limited to "split faced" or "fluted" block) may be used on the exterior of any building except for the rear wall (facing the existing railroad track).

2. Grantee's grading/drainage plan and improvements must be designed and constructed so that all storm and surface water run-off from the Premises shall be diverted to the rear of the Premises and not over or onto Grantor's adjacent property known as Lot 8 on the Plat of the 2nd Resubdivision of Lot One, Grassmere Section Seven, Trousdale Drive and Elysian Fields Drive, First Civil District, Thirtieth Councilmanic District, Nashville, Davidson County Tennessee, of record in Plat Book 9700, Page 51, in the Register's Office for Davidson County, Tennessee.

3. Neither parking areas nor driveways (except for the entrance to the Premises from Trousdale Drive) shall be located within five (5) feet of any buildings or structures or any boundary line of the Premises. This setback area shall be used solely as a landscape buffer and it shall be the responsibility of Grantee at its sole expense to landscape and maintain this landscaped area.

1056 11/14 0101 03CHECK 453.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10258 PG 606

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	118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	16.00
			TOTAL	453.60
			CHECK	453.60
11/14/96	01	08:31	0001	1056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246345
IDENTIF. ↑ REFERENCE

96 NOV 14 AM 8:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087944