SPECIAL WARRANTY DEED

BOOK 10271 PG 712

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, SUITE 1100, NATIONSBANK PLAZA, 414 UNION ST. NASHVILLE, TN 37219.

GRANTOR: MARK E. O'NEILL

GRANTEE: HILLIARD H. HESTER, III, AND WIFE PAMELA F. HESTER

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
H. H. HESTER 672 Williamsport Ct NASHVILLE TN 37221	SAME	128-09-60

****

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND FIVE HUNDRED DOLLARS ($38,500.00), cash in hand paid by **HILLIARD H. HESTER, III AND WIFE PAMELA F. HESTER, GRANTEES**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK E. O'NEILL, GRANTOR**, does hereby bargain, sell and convey to GRANTEES, their successors and assigns the following described parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference.

The Property is unimproved property located at :

Lot 15 Dunaway Drive, Nashville, TN

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is: $38,500.00.

Affiant

Sworn to and subscribed before me, this the 26th day of November, 1996.

Notary Public

My Commission Expires: 3/27/99

186574.1 11/25/96

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 25th day of November, 1996.

Mark E. O'Neill

MARK E. O'NEILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LEA KROLL, a Notary Public of said County and State, MARK E. O'NEILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of November, 1996.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 7/25/98

186574.1 11/25/96

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE more fully described as follows:

Lot No. 15 on the Plan of Dunaway Woods, Section 2, as shown on plat of record in Plat Book 9700, page 284, in the Register's Office for Davidson County, Tennessee.

Being a portion of that property conveyed to Mark E. O'Neill by deed of record in Book 9582, page 624, Register's Office for Davidson County, Tennessee, and using the same description, there being no new survey.

9537 11/26 0101 03CHECK 159.45

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EXHIBIT B

Encumbrances

1. Ad Valorem real property taxes for 1997 and subsequent years.

2. All matters shown on Plat of record in Book 9700, page 284, Register's Office for Davidson County, Tennessee.

3. Sewer line easement, right, and right-of-way easement as set forth in instrument of record in Book 4589, page 112, said Register's Office.

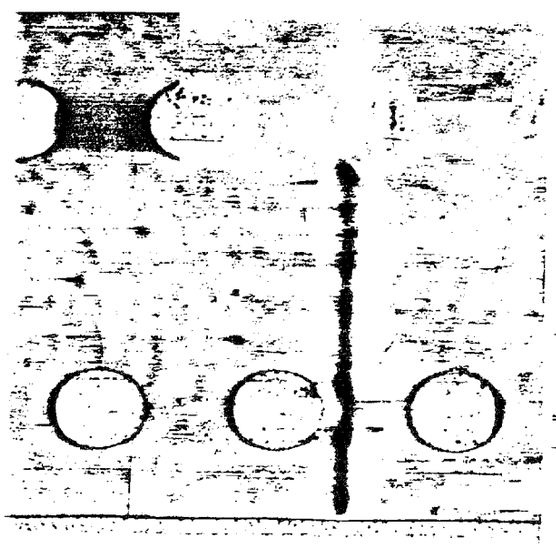
4. Restrictions and easements as contained in Book 5393, page 651, as amended in Book 5484, page 222, said Register's Office.

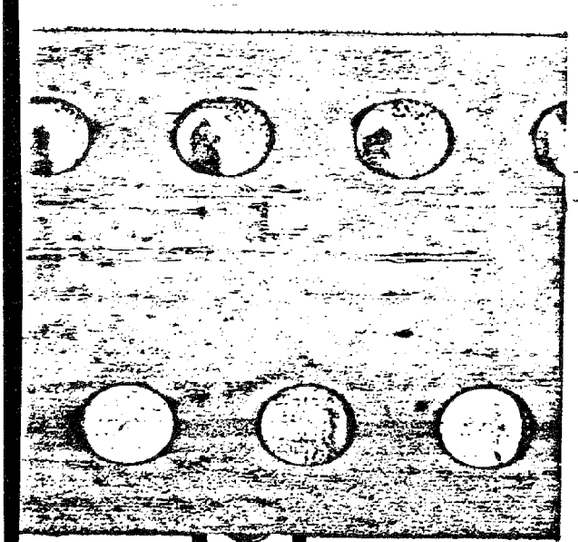
02503S4
IDENTIFICATION REFERENCE

96 NOV 25 P1:12:04

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 10271 PG 716

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 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 16.00
TOTAL 159.45
CHECK 159.45

11/26/96 01 12:05 0001 9537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250354
IDENTIF. REFERENCE

96 NOV 26 PM 12:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1092223