Bk 62

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe (WLH)
424 Church Street, Suite 2000
Nashville, TN 37219

Bk 62

BOOK 10388 PG 355

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Thomas L. Cummings, Jr. c/o Cummings, Inc. P. O. Box 23194 Nashville, TN 37202	Same	Map 93-9 Parcel 278

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Oldfield-Stevens Partnership, a Tennessee general partnership composed of Russell A. Oldfield, Jr. and James E. Stevens, Jr. (hereinafter referred to as the "Grantor") has bargained and sold, and does hereby transfer and convey unto Thomas L. Cummings, Jr. (hereinafter referred to as the "Grantee") certain real estate in Davidson County, Tennessee, to wit:.

See Exhibit A attached hereto and incorporated herein by reference.

9202 03/20 0101 03CHECK 757.00

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those items set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Excepting the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered by its Partners on the 20th day of March, 1997.

OLDFIELD-STEVENS PARTNERSHIP

Russell A. Oldfield, Jr.

By: James E. Stevens, Jr. Atty-In-Fact
Russell A. Oldfield, Jr., Partner
by James E. Stevens, Jr., Attorney-in-Fact

By: James E. Stevens, Jr.
James E. Stevens, Jr., Partner

0284951
IDENTIFICATION REFERENCE

97 MAR 20 AM 11:39
RECEIVED FOR RECORD AND RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

BOOK 10386 PG 356

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James E. Stevens, Jr. as Attorney-in-Fact for Russell A. Oldfield, Jr., 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 as such attorney in fact for Russell A. Oldfield, Jr., being authorized so to do, executed the foregoing instrument for Russell A. Oldfield, Jr. for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20 day of March, 1997.

Rita McGuerry
Notary Public

My Commission Expires: 11-25-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James E. Stevens, Jr., 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20 day of March, 1997.

Rita McGuerry
Notary Public

My Commission Expires: 11-25-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $200,000.00.

James E. Stevens, Jr.
Affiant

Subscribed and sworn to before me, this the 20 day of March, 1997.

Rita McGuerry
Notary Public

My Commission Expires: 11-25-2000

NOTARY PUBLIC AT LARGE

#129057

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, more particularly described based on a survey prepared by A & A Engineers, Inc., Howard W. Anderson, Surveyor, Tennessee License No. 527, P. O. Box 40048, Nashville, Tennessee 37204, dated March 13, 1997, as follows:

Being part of Lots Nos. 164 and 166 in McNairy's Plan of West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at an iron pin located in the eastern right of way margin of 12th Avenue South, said pin being 85 feet south of the southerly margin of Demonbreun Street; thence leaving said right of way N 59 deg. 11' 05" E, 100.0 feet to an iron pin; thence S 30 deg. 45' 07" E, 97.50 feet to a point in the centerline of Alley No. 234 (now closed); thence with said centerline S 59 deg. 11' 05" W, 100.0 feet to a point in the eastern right of way margin of 12th Avenue South; thence N 30 deg. 45' 07" W, 97.5 feet to the point of beginning, said tract containing 9,750 square feet, more or less.

Subject to that certain Reciprocal Access Easement of record in Book 7615, page 107, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest in and to that certain Reciprocal Access Easement of record in Book 7615, page 107, said Register's Office.

Being the same property conveyed to Oldfield-Stevens Partnership by deed from Joseph Reeves White, Jr., Betty Lou White Holt, and George Ransom White, II, of record in Book 5882, page 142, Register's Office for Davidson County, Tennessee; and pursuant to Metropolitan Ordinance No. 088-220 closing Alley No. 234.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

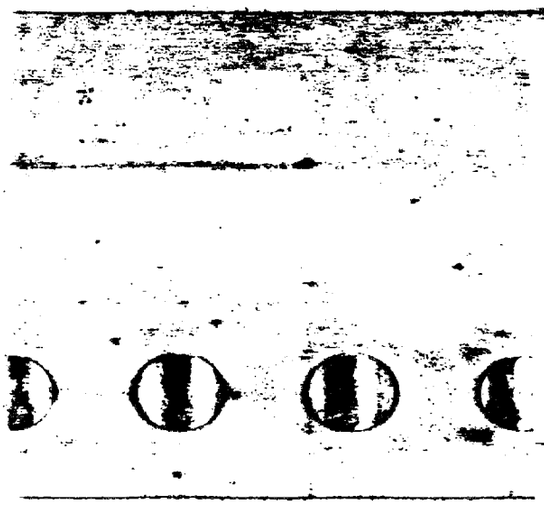
1. 1997 and subsequent years, a lien, not yet due and payable.

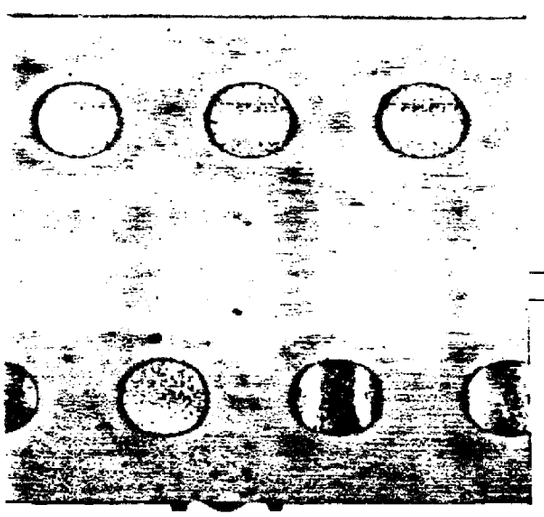
If improvements are completed after January 1 of any year the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

2. All matters shown on the Plat of McNairy's Plan of West Nashville Lots of record in Plat Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee.

3. Subject to Reciprocal Access Easement of record in Book 7615, page 107, Register's Office for Davidson County, Tennessee.

4. Subject to rights of tenant in possession, as a tenant only, and all matters shown on a survey prepared by A and A Engineers, Howard W. Anderson, Surveyor, Tn Lic No. 527,. dated March 13, 1997.





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

RECEIVED OF _____

FOR _____

BOOK 10386 PG 359

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	200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	757.00
			CHECK	757.00
03/20/97	01		11:43 0001	9202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284951
IDENTIFICATION REFERENCE

97 MAR 20 AM 11:39
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1129516