SPECIAL WARRANTY DEED

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

BOOK 10469 PG 573

GRANTOR: MARK E. O'NEILL

GRANTEES: E. DUCO JANSEN AND WIFE ANITA MAHADEVAN-JANSEN

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
113 Fairmont Square Nashville TN 37203	P.O. Box 120331 Nashville TN 37212	128-13

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FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND DOLLARS ($42,000.00), cash in hand paid by E. DUCO JANSEN AND WIFE ANITA MSHADEVAN-JANSEN, 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 heirs, successors and assigns certain real property situated in Davidson County, Tennessee more fully described as:

Being Lot No. 33 on the Plan of Section Two, Dunaway Woods, 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.

The Property is unimproved property located at 7517 Hallows Drive, Nashville, Tennessee 37219.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The value or actual consideration, whichever is greater, for this transfer is: $42,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of May.

Elizabeth G Bloom
Notary Public

My Commission Expires: 3-25-2000

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

198623 1 5/28/97

BOOK 10469 PG 574

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

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 A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, 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 heirs, successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 27th day of May, 1997.

Mark E. O'Neill
MARK E. O'NEILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth G. Bloom, 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 27th day of May, 1997.

Elizabeth G Bloom
Notary Public

My Commission Expires: 3-25-2000

ELIZABETH G. BLOOM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

198623 1 5/26/97

EXHIBIT A

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

0309351
IDENTIF. & REFERENCE
PICK-UP
97 MAY 28 PM 2:52
DAVIDSON COUNTY, TN.
5964 05/28 0101 03CHECK 168.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10469 PG 576

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 12.00
TOTAL 168.40
CHECK 168.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/97 01 14:56 0001 5964

0309351
IDENTIF. # REFERENCE

97 MAY 28 PM 2:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1175022