Box 18A
SKL

BOOK 10486 PG 524

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David G. Patterson, Jr 201 4th Avenue North Nashville, Tennessee 37219	Same	106-41 106-44 1025 06/09 0101 03CHECK 1735.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, MARY JOANNE CROWELL, MONICA ANN TERRY, PATRICK JOSEPH MCREDMOND, EVELYN TERESA RODGERS, CAROLE FRANCES NADLER, MAUREEN AGNES FOY, SHARON PATRICE PIGOTT, PAUL ANTHONY MCREDMOND, ANN MARIE WADDEY (f/k/a Ann Marie McRedmond), ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto DAVID G. PATTERSON, JR. ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

97 JUN -9 PM 3:33
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03144117

The source of this description is the prior deed.

Being part of the same real property conveyed to Grantors by deed from James D. Neidergesls, Bishop of the Roman Catholic Diocese of Nashville, of record in Book 5848, page 58, said Register's Office.

This is unimproved property located at the southwest corner of Massman Drive and Elm Hill Pike.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTORS covenant and bind themselves, their heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantors executed this instrument on this 9th day of June, 1997.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MARY JOANNE CROWELL

MONICA ANN TERRY

PATRICK JOSEPH MCREDMOND

EVELYN TERESA RODGERS

CAROLE FRANCES NADLER

MAUREEN AGNES FOY

SHARON PATRICE PIGOTT

PAUL ANTHONY MCREDMOND

ANN MARIE WADDEY (f/k/a Ann Marie McRedmond)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, MARY JOANNE CROWELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 1997.

Notary Public

My Commission Expires:
7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, MONICA ANN TERRY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 1997.

Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, PATRICK JOSEPH MCREDMOND, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, EVELYN TERESA RODGERS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of June, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, CAROLE FRANCES NADLER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, MAUREEN AGNES FOY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, SHARON PATRICE PIGOTT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 1997.

Sharon K. Lacks
Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, PAUL ANTHONY MCREDMOND, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of June, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, ANN MARIE WADDEY (f/k/a Ann Marie McRedmond), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:

7/24/99

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:
7/24/99

EXHIBIT A

Being property located at the southwest corner of Massman Drive and Elm Hill Pike and bounded on the north by Elm Hill Pike, on the west by Mill Creek, on the south by I-40 and on the east by Massman Drive, containing approximately 15.17 acres, more particularly described as follows:

Tract I:

Land in the 3rd, formerly 2nd, Civil District of Davison County, Tennessee, being Lot No. 4 and a tract of 4.2 acres on the Map of the lands owned by Thomas Poole Heirs, of record in Book 161, page 103, Register's Office for said County, and Lot 9 and the north part of Lot 7 on the Map of The R.P. Smith Lands, of record in Minute Book G, page 551, of the Chancery Court at Nashville, and described according to a copy of two surveys made by William C. Parrish, Engineer, dated in November 1954, as follows:

Beginning at the interesection of the center line of Elm Hill Pike and Travue Avenue; thence with the center line of Travue Avenue, south 19 degrees 31 minutes East 1644.8 feet to an iron stake, the Northeast corner of the lands conveyed to Ben Jones and wife; thence along their North line, South 84 degrees 30 minutes West 476 feet to a point in the center line of a public road; thence along the center line of a public road and partly along the center line to an old road, North 24 degrees 15 minutes west 1162.2 feet to an iron pin near the South margin of McRedmond Road, in the remains of an old stone fence, in the south line of Lot No. 4 of the Poole Lands; thence with the center line of McRedmond Road and along the north line of the same, and along an old hedge row South 51 degrees 12 minutes West 175 feet to an iron stake, the common corner of Lots Nos. 4 and 5 of the Poole Land; thence with the line between said lots, along an old fence and hedge row , North 29 degrees 15 minutes West 280.5 feet to a point in Mill Creek; thence with Mill Creek North 50 degrees East 193 feet to the Northeast corner of said Lot No. 4 and continuing with said Creek, North 6 degrees East 246 feet to a point in the center of a bridge crossing said creek, in Elm Hill Pike; thence with the center of Elm Hill Pike, North 89 degrees 09 minutes East 153 feet to a point; South 84 degrees 46 minutes East 144 feet to a point, North 79 degrees 14 minutes East 204.5 feet to the point of beginning, containing 20.93 acres more or less.

Included in the above described tract of land, but expressly excluded therefrom is that certain tract or parcel of land

conveyed to the State of Tenenssee (I-40) of record in Book 3029, page 43 , Register's Office for Davidson County, Tennessee, and that certain tract or parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3810, page 963, said Register's Office.

Tract II:

Tract No A: Lying in the Old Second Civil District on the Mill Creek, and being Lot No. 5 of a subdivision of heirs of Thomas Poole's land, a plan of which is of record in Book 161, page 103, Register's Office for Davidson County, Tennessee, and more particularly described as :

Beginning at a stone, the southeast corner of lot No. 4, and running thence 50 1/2 degrees east 12 1/2 poles to a stone, the southwest corner of said lot No. 5, thence north 30 degrees, west 16 poles to the center of Mill Creek; thence with the center f said Creek north 46 1/2 degrees east 12 1/2 poles to a corner of lot No. 4; thence south 30 degrees 17 poles to the beginning, containg in all 1 1/4 acres, more or less.

Tract No. B: Being the south easterly 12 feet of Lot No. 4 in said subdivision of the land of Thomas Poole's heirs, as of record in Book 161, page 103, said Register's Office, so as to furnish a 12 foot road from said Lot No. 5 described above as tract No. A to the County Road that adjoins Lot No. 4.

Being part of the same property conveyed to 1. MARY JOANNE (Mrs. John) CROWELL
2. MONICA ANN (Mrs. William) TERRY
3. PATRICK JOSEPH MCREDMOND
4. EVELYN TERE (Mrs. William) ROGERS
5. CAROLE FRANCES (Mrs. Robert) NADLER
6. MAUREEN AGNES (Mrs. Quick) FOY
7. SHARON PATRICE (Mrs. Michael) PIGOTT
8. PAUL ANTHONY MCREDMOND
9. ANN MARIE MCREDMOND by deed from JAMES D. NEIDERGESLS, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF NASHVILLE of record in Book 5848, page 58, said Register's Office.

Exhibit B

1. Taxes for 1997, a lien not yet due and payable.

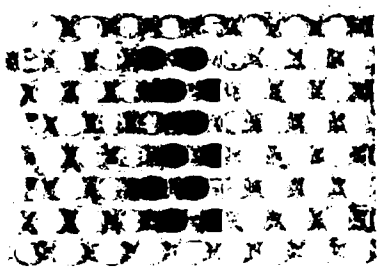
2. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee — Book 3641, page 291

3. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee — Book 3810, page 963

4. Unrecorded billboard lease by an dbetween Patrick McRedmond and The Lamar Corporation dated August 1, 1986 and renewed February 22, 1991.

5. Unrecorded leases for stone house and mobile homes on property.

LACKS/ 529640



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

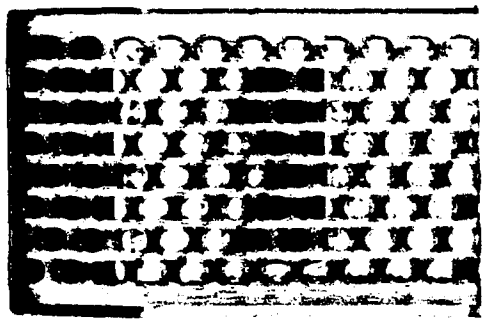
BOOK 10486 PG 532

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 460000.00
CON TX 1702.00
PRFEE 1.00
WDEED 32.00
TOTAL 1735.00
CHECK 1735.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/09/97 01 15:16 0001 1025



03147117

IDENTIF. ↑ REFERENCE

97 JUN -9 PM 3:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160936