Book 18,

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

10629 943

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Johnson Real Estate, LLC 2509 Hemingway Drive Nashville, Tennessee 37215	Same	Map 69-16 Parcel 17

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, ELEANOR MANNERS, the widow of Dwight Manners ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JOHNSON REAL ESTATE, LLC ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in the Village of Bordeaux in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of New Highway No. 112 at the northwest corner of the property conveyed to Virgil McCool and wife, by deed from J.W. Coleman and wife, of record in Book 1306, page 608, Register's Office for said County; thence with McCool's west line southwestwardly 149.95 feet, more or less, to McCool's southwest corner; thence northwestwardly 102.08 feet, more or less, to the southeasterly margin of Ashton Avenue; thence with said Avenue northeastwardly 139.5 feet, more or less, to the southwesterly margin of Highway No. 112; thence with said Highway southeastwardly 106.72 feet, more or less, to the point of beginning.

Being the same property conveyed to Dwight Manners and wife, Eleanor Manners by Deed of Record in Book 4805, page 611, Register's office for Davidson County, Tennessee, Dwight Manners having since died.

The source of this description is the prior deed.

This is improved property known as: 3411 Clarksville Highway, Nashville, Tennessee.

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

GRANTOR covenants and binds herself, her heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of September, 1997.

Eleanor Manners
ELEANOR MANNERS

STATE OF MASSACHUSETTS)

COUNTY OF Hampden)

Personally appeared before me, the undersigned, a Notary Public, ELEANOR MANNERS, 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 26 day of September, 1997.

Christy A Hamilton
Notary Public

My Commission Expires:

Christy A. Hamilton
Notary Public
Commonwealth of Mass.
My Commission Expires: 8-17-2000

STATE OF MASSACHUSETTS)

COUNTY OF Hampden)

The actual consideration or value (whichever is greater) for this transfer is $96,000.00.

Eleanor Manners
Affiant

Subscribed and sworn to before me, this 26 day of September, 1997.

Christy A Hamilton
Notary Public

My Commission Expires:

Christy A. Hamilton
Notary Public
Commonwealth of Mass.
My Commission Expires: 8-17-2000

LACKS/ 551582

0354569
IDENTIF. & REFERENCE

97 OCT -1 PM 4:22
FELIX [illegible] REGISTER
[illegible]

5103 10/01 0101 03CHECK 368.20

EXHIBIT A

1. 1997 taxes, a lien, not yet due and payable.

2. Easements or claims of easements not shown by the public record.

3. Such state of facts as an accurate survey would disclose.

4. Rights of Associates Financial Services Company of Tennessee, Inc. under Lease Agreement dated February 15, 1993.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10629 PG 946

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 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 12.00
TOTAL 368.20
CHECK 368.20

10/01/97 01 16:20 0001 5103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354569
IDENTIF. A REFERENCE

97 OCT -1 PM 4:22

FELIX Z. WILSON, REGISTER

No. 1204458