BOOK 10657 PG 288

41

0362328

IDENTIFICATION REFERENCE

97 OCT 24 AM 9:05

SPECIAL WARRANTY DEED

TO: Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950

This Instrument Prepared By:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

FROM: Regions Bank of Tennessee

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Marie Sudekum Woolwine Trust c/o Tony Woolwine 211 Robin Hill Road Nashville, TN 37205	Same	89-17 and 89-54

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $565,000.00.

Affiant

Sworn to and subscribed before me, this 23rd day of October, 1997.

Notary Public

My Commission Expires: 1-27-01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank of Tennessee**, a Tennessee banking corporation (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950**, (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's

interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 23rd day of October, 1997.

GRANTOR:

REGIONS BANK OF TENNESSEE, a
Tennessee banking corporation

By: _____

Title: VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SAM J. MCALLESTER III, a Notary Public of said County and State, personally appeared JAY M. COCHRAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be VICE PRESIDENT (or other officer authorized to execute the instrument) of Regions Bank of Tennessee, the within named bargainor, a Tennessee banking corporation, and that HE as such VICE PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of the Bank by HIM self as VICE PRESIDENT

Witness my hand and seal, at Office in Nashville, this 23rd day of October, 1997.

Notary Public

My Commission Expires: October 14, 1998

SAM J. McALLESTER, III • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1: Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 17, 1952, as follows:

Beginning at the southeast corner of the property conveyed to Granville L. Barnes and wife, by deed from W. L. King and wife, of record in Book 1449, page 306, Register's Office for said County, said point being 676 feet easterly from the center of New River Road; thence with the eastern boundary line of said Barnes property north 28° east 614 feet to a 16 inch elm, north 4° west 148 feet to a hickory, north 16° 30' west 323 feet to a 36 inch beech, Barnes northeast corner, said point being in the southern boundary line of the Rucker Farm, now Sircy; thence with the southern boundary line of said farm south 84.25° east 204 feet to a hickory south 85.5° east 136 feet to a cherry; thence continuing eastwardly with said line 250 feet to a hickory, south 81° east 336 feet to a mulberry, south 85° east 564 feet, north 56° east 73 feet, north 37° 323 feet to a sycamore, north 7° west 203 feet and north 66° east 213 feet to the low water mark of the Cumberland River; thence with the low water mark of said river south 31° east 1,128 feet; thence south 77.75° west 623 feet; thence south 15.5° west 1,023 feet; thence south 7.5° 198 feet to a point in the northern boundary line of the property owned by the O'Brien Heirs; thence with said line south 64° 30' west 2,013 feet; thence south 46° 30' east 333 feet; thence south 23° 200 feet; thence north 62° 45' west 303.5 feet; thence north 56° west 247.5 feet; thence north 54° west 263 feet; thence north 58° 45' west 219 feet to a stone; thence north 31° 45' east 236 feet to an iron pin in willow clump; thence north 38° 15' west 218 feet to an 8 inch sycamore; thence north 1° 30' east 210 feet to a 24 inch ash; thence north 23° east 1,195 feet, more or less, to the beginning containing 134.8 acres, more or less.

Included in the above described property but excluded from this conveyance is that portion of the above property conveyed to Kyle M. Barnes and wife, Mary V. Barnes by deed from Edward W. Upchurch and wife, Annie L. Upchurch of record in Book 3832, page 630, said Register's office, and described as follows:

Land in the 8th Civil District of said County and State, described according to a survey made by Richard B. Omohundro, Surveyor, dated April 27, 1963, as follows:

Beginning at a hickory south 16° 30' east 323 feet from a 36 inch beech at the northwest corner of the property conveyed to Edward W. Upchurch and wife, by deed from Canada L. Brindly, of record in Book 2276, page 395, Register's Office for said County, being also the northeast corner of the Granville L. Barnes property; thence south 87° 15' east 159.5 feet to an iron pin; thence south 4° 50' west 220 feet, more or less, to an 18 inch oak; thence south 23° west 220 feet, more or less, to a 10 inch maple; thence north 78° 45' west 193.5 feet to an iron pin; thence north 28° east 262.8 feet to a 16 inch elm; thence north 4° west 148 feet to the beginning, containing 1.6 acres, more or less.

Tract 2: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 1 on the Plan of the "John F. Lewis" Subdivision, as shown by plat and survey of record in Plat Book 7900, Page 512, of the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the southeasterly right of way of River Road and being the southwesterly corner of the herein described tract and lying adjacent to the property now or formerly conveyed to "S. G. Jordan", as being described in Book 1850, page 611, Register's Office for Davidson County, Tennessee; thence with the aforesaid right of way with the following two (2) calls starting with a curve to me left with a delta of 20 32' 42', a radius of 741.20 feet and an arc length of 265-78 feet; thence north 8° 51' 28" east, 15.16 feet to the northwesterly corner of the herein described tract and lying in the southerly line of the remaining property of John F. Lewis, et ux", as of record in Book 5162, page 104, Register's Office for Davidson County, Tennessee; thence with the southerly line of the aforementioned "Lewis Property" south 78° 25' 19" east, 278.93 feet to the northeasterly corner of the herein described tract and adjoining the property now or formerly conveyed to "Harvey E. Hall", as being described in Deed Book 2144, page 418, Register's Office for Davidson County, Tennessee; thence S 1° 30' 00" west, 54.55 feet; thence S 38° 15' 00" east, 218.00 feet to the southeasterly corner of the herein described tract, thence N 88° 02' 16" west, 496.05 feet to the point of beginning and containing 2.002 acres, more or less.

Being the same property conveyed to Regions Bank of Tennessee by Deed from Sam J. McAllester, III of record in Book 10610, page 249, Register's Office for Davidson County, Tennessee.

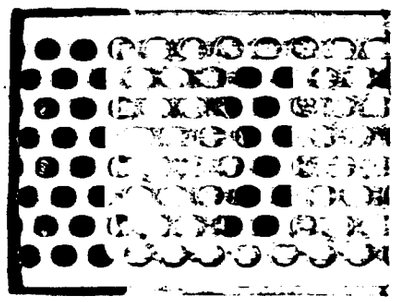
3438 10/24 0101 03CHECK 2115.50

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes, a lien not yet due and payable.

2. All matters shown on Plat recorded in Book 7900, page 512, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10657 PG 294

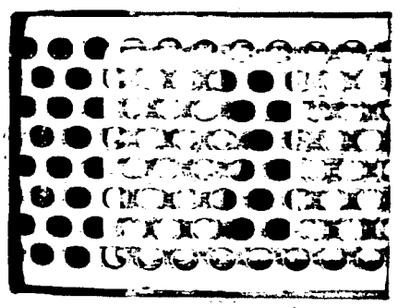
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
565000.00
CON TX 2090.50
PRFEE 1.00
WDEED 24.00
TOTAL 2115.50
CHECK 2115.50

10/24/97 01 09:08 0001 3438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0362328
IDENTIFICATION REFERENCE

97 OCT 24 AM 9:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1212701