This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Map 104
Parcel 14-H-77

Address New Owner/
Send Tax Bills to:

Carolyn H. Anderson
713 Westview Ave.
Nashville, TN 37205

BOOK 10665 PG 790

97 OCT 31 AM 11:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03647 91

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GEORGE M. GARRETT, individually, having acquired the property as a single man, and this was not being his family home (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto CAROLYN H. ANDERSON, and any successors duly appointed (hereinafter the "GRANTEE"), her heirs, successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

The Property is unimproved property.

The conveyance of the Property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that he is lawfully seized and possessed of the Property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said Property to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not further or otherwise, except as to the matters set forth herein, to which this conveyance and is expressly made subject.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of this 30th day of October, 1997.

George M. Garrett
GEORGE M. GARRETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10665 PG 791

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George M. Garrett the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 30th day of October, 1997.

Deborah Gail Johnson
Notary Public

My Commission Expires: March 24 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $196,000.00.

Carolyn N. Anderson
AFFIANT

Subscribed and sworn to before me this
30th day of October, 1997

Fred Russell Harwell
Notary Public

My Commission Expires:

FRED RUSSELL HARWELL
Notary Public, Davidson Co., TN
My Comm. Expires July 22, 2000

K:\REALEST\GARRETT\DEED.WPD

EXHIBIT A

BOOK 10665 PG 792

Land in Davidson County, Tennessee, being Lot 13 on the Final Plat of Whitworth, Phase 3, Section 3, of record in Book 7900, page 870, amended in Book 9582, page 842, in the Office of the Register's of Deeds for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to George M. Garrett, an unmarried person by deed from Third National Bank in Nashville of record in Book 9583, page 13, said Register's Office.

EXHIBIT B

1. Real property taxes for 1997, a lien, but not yet due and payable, which have been prorated between the parties.

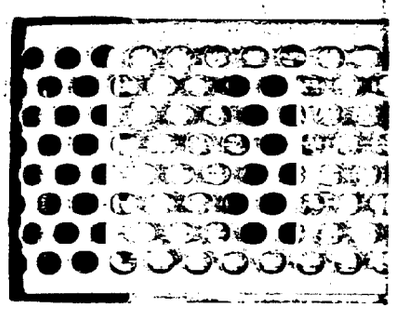
2. Facts which would be disclosed by a comprehensive survey of the property.

3. Matters shown on the Plan of record in Book 7900, pages 870 through 872, as amended in Book 9582, page 842, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instruments of record in Book 9567, page 301, said Register's Office. By Designation & Agreement of Declaring of Record in Book 9582, page 872, Register's Office for Davidson County, Tennessee, Clements-Bartosh Interest, L.L.C. was designated as the Declarant for purposes of the said Declarant.

5. Declaration of Covenants, Conditions and Restrictions for SWMA including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 185, said Register's Office.

6099 10/31 0101 03CHECK 742-20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10665 PG 794

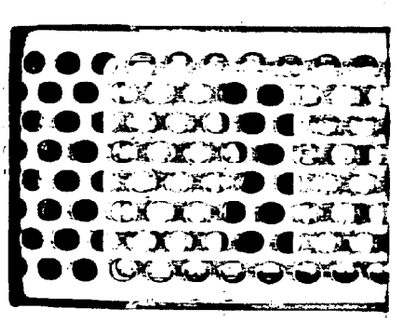
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
196000.00
CDN TX 725.20
PRFEE 1.00
WDEED 16.00
TOTAL 742.20
CHECK 742.20

10/31/97 01 11:18 0001 6099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0364791
IDENTIF. ↑ REFERENCE

97 OCT 31 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1215327