BOOK 10710 PG 959

3

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

Map 158
Parcel 7-8

Address New Owner/
Send Tax Bills to:

Ben C. Robinson and
Diane R. Robinson
1916 Cromwell Drive
Nashville, Tennessee 37215

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0377253

IDENTIFICATION REFERENCE

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, MARTIN S. BROWN, and wife, ELIZABETH M. BROWN (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto BEN C. ROBINSON and wife, DIANE R. ROBINSON, and any successors duly appointed (hereinafter the "GRANTEE"), their 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 improved property known as 1916 Cromwell Drive, Nashville, Tennessee

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 they have 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 themselves, their successors and assigns, to warrant and forever defend the title to said Property to the said GRANTEE, their 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 26 day of November, 1997.

MARTIN S. BROWN

By: Martin S. Brown by Fred Russell POA dated 1-19-97
Fred Russell Harwell, by Power of Attorney

ELIZABETH M. BROWN

By: Elizabeth M. Brown by Fred Russell Harwell POA 1-19-97
Fred Russell Harwell, by Power of Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Russell Harwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martin S. Brown and wife, Elizabeth M. Brown, and who acknowledged that he executed the same as the free act and deed of the said Martin S. Brown and wife, Elizabeth M. Brown by virtue of that Power of Attorney, duly executed by the said Martin S. Brown and wife, Elizabeth M. Brown and appearing of record in Book 10710 Page 952, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of November, 1997.

My Commission Expires: 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

AFFIANT

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

Notary Public

My Commission Expires: 9/18/99

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Hillsboro Park, Section 3, of record in Book 2663, page 94, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin S. Brown by deed from Cathryn Marie High and Cynthia Lee Ledgerwood, of record in Book 8057, page 473, said Register's Office.

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EXHIBIT B

BOOK 10710 PG 962

1. Real property taxes for 1998, a lien, but not yet due and payable.

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

3. Matters shown on the Plan of record in Book 2663, page 94, said Register's Office.

4. TVA Transmission Line Easement of record in Book 2276, page 402, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 10357, page 940, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10710 PG 963

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

CA
CO
PRFEE
MDEED 10.00
TOTAL 772.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0377253

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No. 1228763