50-A
18

This Instrument prepared by:
Stokes & Bartholomew, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219-2386

BOOK 10731 PG 155

ADDRESS NEW OWNER:
AND SEND TAX BILL TO:

R.T. Trammell
804 Lynnwood Boulevard
Nashville, TN 37215

MAP AND PARCEL NUMBERS

130-11
042
7DA 50545

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **ALEXANDER S. FUQUA** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **R.T. TRAMMELL** (the "Grantee"), her heirs and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, which property is more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (collectively the "Property").

This 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 this reference.

TO HAVE AND TO HOLD the Property to the said Grantee, and her heirs and assigns in fee simple forever.

Grantor covenants that he is lawfully seized and possessed of the Property; that he has full authority to sell and convey the Property; that he binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 22nd day of December, 1997.

ALEXANDER S. FUQUA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Alexander S. Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 1997.

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me this 22 day of December, 1997.

Notary Public

My Commission Expires:
11/27/99

K:\REALEST\FUQUA\DEED

EXHIBIT A

Land in the 7th, formerly 11th, Civil District of said County and State, being Lot No. 12 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, surveyor, and further described in the deed of record in Book 5059, Page 806, said Register's Office as follows:

Beginning on the easterly margin of Lynnwood Boulevard at the corner of Lot Nos. 11 and 12; thence with said Boulevard, southwardly 125 feet to the beginning of a curve; thence around said curve, southeastwardly 39.3 feet to the northerly margin of Wayland Drive; thence with said margin, eastwardly 225 feet; thence at right angles, northwardly 150 feet to the corner of Lot Nos. 11 and 12; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to Alexander S. Fuqua and David C. Edwards by deed from Mary G. Fort Goodman and husband, Mark Goodman, of record in Book 7922, Page 498, Register's Office for Davidson County, Tennessee. David C. Edwards has since conveyed his interest in said property to Alexander S. Fuqua by Quitclaim Deed of record in Book 8383, Page 324, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BOOK 10731 PG 158

1. 1997 Real Estate Taxes.

2. Matters shown on the Plan of record in Book 1130, page 14, Register's Office for Davidson County, Tennessee.

03829 18

IDENTIFICATION REFERENCE

97 DEC 22 PM 3:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4271 12/22 0101 03CHECK 1108.50

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

RECEIVED OF _____

FOR _____

BOOK 10731 PG 159

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 295000.00
CON TX 1091.50
PRFEE 1.00
WDEED 16.00
TOTAL 1108.50
CHECK 1108.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/22/97 03 15:24 0001 4271

0382918
IDENTIFICATION REFERENCE

97 DEC 22 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1234991