B42

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED BOOK 10784 PG 240

: Address New Owner(s)	:Send Tax Bills To	:Map-Parcel Number(s)
: THOMAS E. ROGERS, SR.	NEW OWNER	055-00-041.00
: 4758 OLD HICKORY BLVD.		055-00-051.00
: NASHVILLE, TN 37218		066-8.01
		066-8.02

FOR AND IN CONSIDERATION OF THE SUM OF TEN NO/100THS DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THIRD NATIONAL BANK, (NOW KNOWN AS SUNTRUST BANK, NASHVILLE, N.A.), AND DR. MICHAEL JANEWAY, TRUSTEES, (Grantor), have this day bargained and sold and hereby transfers and conveys to THOMAS E. ROGERS, SR., TRUSTEE, WITH FULL POWER TO TRANSFER, CONVEY, LEASE, MORTGAGE, OR OTHERWISE ENCUMBER, WITHOUT THE JOINDER OF ANY BENEFICIARY, (Grantee), certain real property in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to matters shown on attached Exhibit "A".

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

This is unimproved property known as 76 acres, more or less, Ashland City Highway, Davidson County, Tennessee.

Grantor covenants and binds itself and its successors and representatives to warranty specially and defend forever the title to said property to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (excluding those arising out of matters expressly set forth therein), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 23rd day of January, 1998.

SUNTRUST BANK, NASHVILLE, N.A.,
TRUSTEE

BY: Karen B. Sadler
KAREN B. SADLER

ITS: VICE-PRESIDENT & TRUST REAL ESTATE OFFICER

Dr. Michael Janeway
DR. MICHAEL JANEWAY,
TRUSTEE

0397729
IDENTIFICATION

98 FEB -5 PM 12:39
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0197 02/05 0101 03CHECK 568.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Karen B. Sadler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself/herself to be the **Vice-President and Trust Real Estate Officer** of the **SunTrust Bank, Nashville, N.A.** the within named bargainor, a corporation, and that he/she as such **Vice-President and Trust Real Estate Officer** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Karen B. Sadler** as such **Vice-President and Real Estate Trust Officer**.

Witness my hand and official seal at office at NASHVILLE, TN on this the 23RD day of JANUARY, 1998.

Debee P. Grace
Notary Public

DEBEE P. GRACE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7/25/98

STATE OF UT
COUNTY OF Weber

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dr. Michael Janeway** the bargainor(s), 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 and official seal in Ogden UT, this 27 day of January, 1998.

Pamela A. Weiss
Notary Public

My commission expires: 6-1-99

PAMELA A. WEISS
NOTARY PUBLIC • STATE of UTAH
4900 HARRISON BLVD
OGDEN, UT 84403
COMM. EXP. 6-1-99

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $150,000.00.

J E Boyd Jr.
Affiant

CAROL T. BAKER NOTARY PUBLIC CHEATHAM COUNTY TENN. My Commission Expires October 9, 2000

Subscribed and sworn to before me, this 22nd **day of** February, **1998.**

Carol T. Baker
Notary Public

My commission expires: 10/9/2000

EXHIBIT "A"

TRACT #1: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, April 12, 1963, as follows:
BEGINNING at a point in the center of Tennessee Highway No. 12 at the intersection of the center line of said highway and the eastern boundary line of the property conveyed to Maude Cartwright Morris, by deed from T. H. Grinnell and wife, of record in Book 1715, page 391, Register's Office for said County; thence with said Morris' eastern boundary line north 29 deg. east 1555 feet; thence south 63 deg. east 176 feet; thence south 45 deg. east 60 feet; thence south 52 deg. east 150 feet; thence south 57 deg. east 376 feet to a chestnut stump; thence south 64 deg. east 100 feet; thence south 60 deg. 30' east 180 feet; thence south 60 deg. east 164 feet; thence south 46 deg. east 72 feet; thence south 32 deg. east 177 feet; thence south 28 deg. 30' east 180 feet; thence south 21 deg. 30' east 144 feet; thence south 25 deg. west 177 feet; thence south 33 deg. east 100 feet to the western boundary line of the property conveyed to H. M. Beard, Sr., and wife, by deed from William H. Brower and wife, of record in Book 2394, page 72, said Register's Office; thence with said Beard's line south 49 deg. 15' west 402 feet to the center of said highway; thence with same north 79 deg. 30' west 418 feet, north 81 deg. 30' west 762 feet and north 84 deg. west 750 feet to the beginning, containing 46.7 acres, more or less.

TRACT #2: Lying in the 13th Civil District of said County on the Cumberland River, below the mouth of Island Branch, and known as the 50-acre river bottom field, and described as follows:
BEGINNING at a point in the northerly margin of Highway No. 12 and in south boundary of Sam Donny's tract (which was bought from L. J. Pardue) and being opposite a culvert under Tennessee Central Railway, and running with said beginning point, South 2 deg. West 620 feet, more or less, to low water mark of Cumberland River; thence down the river with low water mark, West 1800 feet to a stake; thence North 2 deg. East 1150 feet, more or less, to a point on or near north margin of said Highway No. 12; thence South 80 deg. East with Highway and with Sam Denny's southerly boundary, 1900 feet, more or less, to the point of beginning.

TRACT #3: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, April 12, 1963, as follows:
BEGINNING in the center of Tennessee Highway No. 12, north 74 deg. west 352 feet, north 76 deg. 30' west 348 feet and north 79 deg. 30' west 252.5 feet from the intersection of the center of said highway and Libbie Road; thence with the center of said Highway north 79 deg. 30' west 165.5 feet and north 81 deg. 30' west 397 feet; thence south 5 deg. west 366 feet to Cumberland River; thence with same north 89 deg. east 652.5 feet; thence north 9 deg. 30' east 250 feet to the beginning, containing 4.2 acres, more or less.

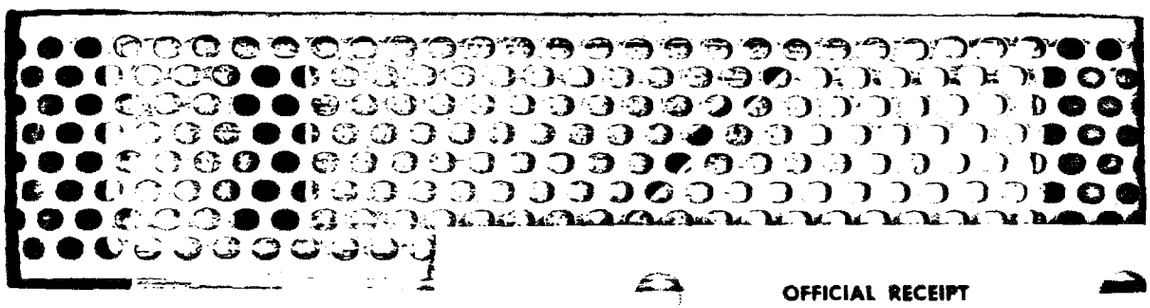
TRACT #4: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, April 12, 1963, as follows:
BEGINNING at a point in the center of Tennessee Highway No. 12 north 74 deg. west 132 feet from the intersection of the center of said highway and Libbie Road; thence with the center of said Highway north 74 deg. west 220 feet, north 76 deg. 30' west 348 feet and north 79 deg. 30' west 177.5 feet, thence south 9 deg. 30' west 221 feet to the Cumberland River; thence with same north 89 deg. east 72.5 feet, and south 85 deg. 15' east 620 feet to a fence; thence with the same north 34 deg. 30' east 145 feet to the beginning, containing 3.8 acres, more or less.

Being the same property conveyed to THIRD NATIONAL BANK and DR. MICHAEL JANEWAY, Trustees, by deed from Zola A. Willcutts, of record in Book 4297, Page 183, Register's Office for Davidson County, TN.

Included in the above referenced description are Lots 1, 2 & 3, described in their entirety on the Plat of record in Book 3700, Page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 3700, page 84; Waiver of restrictions of record in Book 4091, page 50; Easement of record in Book 115, page 375; Easement in Book 2156, page 507; Flowage Easement in Book 2155, page 301; Easement for Right-of-Way Tennessee Highway No. 12 lying within boundaries of premises; Agreement of record in Book 4050, page 536; Ordinance under Bill No. 092-362 (Proposed No. 92M-0894); all of record in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

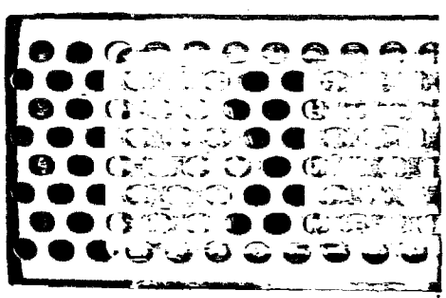
RECEIVED OF _____

FOR _____

BOOK 10784 PG 243

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
TOTAL 568.00
CHECK 568.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/05/98 08 [illegible] 0001 0197

0397729
IDENTIF. REFERENCE

98 FEB -5 PM 12:39
FELIX Z. [illegible] REGISTER
DAVIDSON CO. TN.

No. 1250750