Box 52

0408352

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, Tennessee 37027
L-10407

98 MAR -5 PM 1:30

FELIX [illegible] REGISTER
[illegible] TN.

SPECIAL WARRANTY DEED

BOOK 10824 PG 906

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Robert A. Shannon, Jr., said Grantor does hereby bargain, sell, transfer and convey unto Robert D. Fulcher, III and W. Terry Mays, d/b/a Haywood LTD., and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED SCHEDULE "A" FOR COMPLETE LEGAL DESCRIPTION

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Robert D. Fulcher, III and W. Terry Mays d/b/a Haywood LTD and his assigns, forever.

Grantee, Robert D. Fulcher and W. Terry Mays, d/b/a Haywood LTD., whose address is 2000 Warfield Drive, Suite A Nashville, TN 37215, is responsible for the payment of real property taxes on subject property.

Said Robert A. Shannon, Jr. warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Robert A. Shannon, Jr. has executed this deed and affixed this 2nd day of March, 1998.

Robert A. Shannon, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Shannon, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 2nd day of March, 1998.

Brenda R Lehman
Notary Public

My Commission Expires: 3/6/99

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

15.00 02/03 0101 03/05/98 09:47:37

The actual consideration or value whichever is greater, for this transfer is $68,750.00 .

Affiant

Subscribed and sworn to before me this 2nd day of March 1998.

Notary Public

My Commission Expires: 3/6/99

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Robert D. Fulcher & W. Terry Mays d/b/a Haywood LTD. 2000 Warfield Drive, Suite A Nashville, TN 37215	New Owner	162-186

LAND lying in the 2nd Civil District of Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Cedar Square Shopping Center, of record in Book 5190, page 29, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point on the easterly margin of Cedarmont Drive, said point further described as being the northwesterly corner of Lot 69 Cedarwood Estates, as of record in Book 4675, page 62, Register's Office, Davidson County, Tennessee; thence with said margin north 16 degrees 25 minutes 23 seconds west 30.58 feet to a point; thence with a curve to the right having a radius of 590.66 feet for a distance of 211.33 feet to a point; thence with a curve to the right having a radius of 50 feet for a distance of 78.54 feet to a point in the southerly margin of Old Hickory Blvd; thence North 4 degrees 4 minutes 37 seconds East 50 feet to a point; thence South 85 degrees 55 minutes 23 seconds east 142.68 feet to a point; thence south 36 degrees 12 minutes 55 seconds east 179.48 feet to a point; thence leaving said margin, South 3 degrees 42 minutes 42 seconds west 51.03 feet to a point; thence south 73 degrees 34 minutes 37 seconds west 278.56 feet to the point of beginning.

Being the same property conveyed to Robert D. Fulcher, III and Terry Mays d/b/a Haywood Ltd., by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 5160, page 743, said Register's Office. Being the same property to which a twenty-five (25%) interest was conveyed to R.A. Shannon and a twenty-five (25%) percent interest was conveyed to Johnnie B. Shannon by deed from Robert D. Fulcher, III and Terry Mays, d/b/a Haywood LTD. of record in Book 5871, page 531, Register's Office for Davidson County, Tennessee. The said R.A. Shannon having since died testate and by virtue of his Last Will and Testament, docket number 96P-1676, property was to be conveyed to Robert A. Shannon,Jr. and Charles M. Shannon. Being the same property conveyed to Charles Meredith Shannon a twelve and one-half percent (12 1/2%) undivided interest by quitclaim deed from The Estate of Robert A. Shannon, Sr., of record in Book 10304, page 601, Register's Office for Davidson County, Tennessee and Being the same property conveyed to Robert A. Shannon, Jr. a twelve and one-half (12 1/2%) undivided interest by Quitclaim Deed of record in Book 10304, Page 599, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10824 PG 909

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

DMNT $8750.00
DON TX 224.37
PRFEE 1.00
MRFEE 12.00
DEED 267.37
CHECK 267.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/98 01 13:23 0001 1529

0408352
IDENTIF. ↑ REFERENCE
98 MAR -5 PM 1:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1261949