BK 10868 PG 200

This Instrument Prepared By:
Sam J. McAllester III
WYATT, TARRANT & COMBS
Attorneys At Law
1500 Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Joe Cleghorn, Jr. 545 West Port Drive Old Hickory, TN 37138	SAME	135-16-0-A-056.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Bank of Nashville (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto Joe Cleghorn, Jr., (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Subdivision for Tracts 8, 9 and 10, Nashboro Village of record in Plat Book 5200, page 186 thru 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to The Bank of Nashville by Trustee's deed of record in Book 10605, page 41, Register's Office for Davidson County, Tennessee.

Said property is known as 2604 Ravine Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the same is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1998 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 3rd day of March, 1998.

GRANTOR:

THE BANK OF NASHVILLE

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $150,000.00

_____ **AFFIANT**

Subscribed and sworn to before me, this 3 day of March, 1998.

_____ **NOTARY PUBLIC**

My Commission Expires:

My Commission Expires MAY 27, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public for the state and county aforesaid, Mark A. Winfree, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the vice pres. of The Bank of Nashville, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 3 day of March, 1998.

_____
NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAY 27, 2001

H:\CC\FORM\000079.WPF

0420419
IDENTIFICATION REFERENCE

98 APR -2 PM 12:36

PICK-UP

4884 04/02 0101 CHECK 564.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10868 PG 202

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

CHRT
150000.00
CO TX 555.00
PRFEE 1.00
WFEED 8.00
TOTAL 564.00
CHECK 564.00
04/02/98 01 12:35 0001 4554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR -2 PM 12:3

0420419
IDENTIFICATION REFERENCE

No. 1274841