SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

(2)

BOOK 10897 PG 453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,625.00

T D Jarrett
AFFIANT

Subscribed and sworn to before me, this 20th day of April, 1998.

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN.
Notary Public

My Commission Expires: 10/22/01

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
T. D. Jarrett and wife, Brenda K. Jarrett 2417 Bayview Ave. Nashville, TN 37217	Same	136-9 033.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration the **WESLEY D. TURNER, TRUSTEE, with full power to sell, transfer, and convey without joinder of any beneficiary,** hereinafter called the Grantor, by these presents does transfer and convey unto the **J.D. JARRETT AND WIFE, BRENDA K. JARRETT** hereinafter collectively called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Bayview, Section 1, of record in Book 9700, page 330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Wesley D. Turner, Trustee, with full power to sell, transfer, and convey without joinder of any beneficiary, by deed form Bayview Venture, L.L.C., a Tennessee limited liability company, of record in Book 10897, page 450, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description has been prepared for this transaction.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, page 330, Register's Office for said County.

3. Restrictive covenants of record in Book 10323, page 55, as amended in Book 10727, page 268, Register's Office for said County.

4. Landscape Agreement of record in Book 10339, page 298, Register Office for said County.

This is improved property known as 2417 Bayview Avenue, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of April, 1998.

Wesley D. Turner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of April, 1998.

Notary Public

My Commission Expires: 3/23/2002

MAIL ENV.

7462 04/23 01:01 03CHECK 584.81

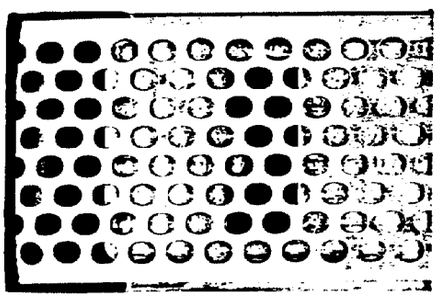
FELIX Z. WHITE, III REGISTER
DAVIDSON COUNTY, TN.

98 APR 23 PM 1:17

IDENTIF. & REFERENCE

04 28 678

4



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

RECEIVED OF _____

FOR _____

BOOK 10897 PG 455

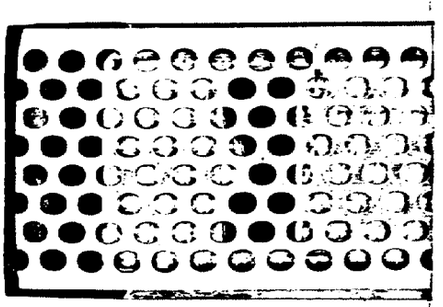
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155625.00
CON TX 575.81
PRFEE 1.00
MTGFEE 8.00
TOTAL 584.81
CHECK 584.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/23/98 01 13:18 0001 7462



0428678
IDENTIF. ↑ REFERENCE

98 APR 23 PM 1:17

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 1283585