40-1

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 10936 PG 650

0439498
IDENTIF. & REFERENCE
98 MAY 18 PM 3:47
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

Daniel McDaniel
Affiant

Subscribed and sworn to before me this 18 day of May, 1998.

Notary Public

My Commission Expires: 9/4/99

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Daniel McDaniel 1612-24th Avenue, North Nashville, TN 37208	New Owner	Map 81-14 Parcel 99

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN CHARLES TAYLOR, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto DANIEL MCDANIEL,hereinafter "GRANTEE", his heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 57 1/2 feet of Lot No. 16 on the Plan of the subdivision of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet on the easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Stephen Charles Taylor by Final Decree Confirming Sale filed in the Chancery Court for Davidson County, Tennessee, File - Tax Civil Action Number 96-670-III, recorded in Book 10613, page 480, Register's Office for Davidson County, Tennessee, and by Report of Sale of record in Book 10613, page 482, said Register's Office.

Mary Beth Taylor joins in the execution of this instrument to convey her interest in the property, including any homestead rights, as spouse of Stephen Charles Taylor.

This is IMPROVED property located at 1612-24th Avenue, North, Nashville, Tennessee 37208.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS our hands on this the 18th day of May, 1998.

Stephen C Taylor
Stephen Charles Taylor

Mary Beth Taylor
Mary Beth Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen Charles Taylor and wife, Mary Beth Taylor, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 18th day of May, 1998.

Notary Public

My Commission Expires: 9/18/99

3969 05/18 0101 03CHECK 105.20

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

RECEIVED OF _____

FOR _____

BOOK 10938 PG 652

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

MAMT 26000.00
ERR CO
MAMT 26000.00-
CAMT 26000.00
CON TX 96.20
PRFEE 1.00
WDEED 8.00
105.20
CHECK 105.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/98 01 15:48 0001 8968

98 MAY 18 PM 3:47

0439498
IDENTIFICATION REFERENCE

No. 1294953