SPECIAL WARRANTY DEED

BOOK 10939 PG 606

FROM:	SunTrust Bank, Nashville, N.A., Grantor	This instrument was prepared by: Lea W. Stouffer Farris, Warfield & Kanaday, PLC Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	Scott C. Chambers, Grantee	

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Scott C. Chambers 2307 Oxford Road Nashville, TN 37215	Same	82-9-28-00 82-9-29-00

PICK-UP

98 MAY 20 PM 12:12

0440265

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Fifty One Thousand and 00/100 Dollars ($51,000.00)

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of May, 1998.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

FOR AND IN CONSIDERATION OF the sum of Fifty One Thousand and 00/100 Dollars ($51,000.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, N.A. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Scott C. Chambers (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1314-1316 7th Avenue North, Nashville, TN 37208.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 20th day of May, 1998.

GRANTOR:

SUNTRUST BANK, NASHVILLE, N.A.

By: Ben Pitts

Title: Vice President

By: Nina N. Vowell

Title: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Cusum, a Notary Public of said County and State, personally appeared Ben Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President (or other office authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of SUNTRUST BANK, NASHVILLE, N.A. by him self as Vice President.

Witness my hand and seal, at Office, this 20th day of May, 1998.

Julie A. Cusum
Notary Public

My Commission Expires: 5-23-98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BOOK 10939 PG 608

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Nina N. Vowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Assistant Vice President (or other office authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national association, and that she as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of SUNTRUST BANK, NASHVILLE, N.A. by her self as Assistant Vice President.

Witness my hand and seal, at Office, this 20th day of May, 1998.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

EXHIBIT A

Tract I: Land in Davidson County, Tennessee, being the northerly 16-2/3 ft. of Lot No. 23 and the southwardly 16-2/3 ft. of Lot No. 25 on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, page 105, Register's Office for said County.

Said parts of Lots Nos. 23 and 25 front together 33-1/3 ft. on the easterly side of 7th Avenue, North, formerly Vine Street, and runs back 174 ft. and 6 inches more or less, on the southerly line to an alley measuring 33-1/3 ft. thereon.

Tract II: Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 25 in the North Nashville Real Estate Company's Plan, which plan is of record in Book 21, page 105, Register's Office for said County.

Said 33 1/3 feet fronts on the easterly side of Seventh Avenue, North, and extends back between parallel lines 172 feet to an alley in the rear.

Being the same property conveyed to SunTrust Bank, Nashville, N.A. by Successor Trustee's Deed from Lea W. Stouffer, Successor Trustee of record in Book 10769, page 91, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B

BOOK 10939 PG 610

Encumbrances

(1) 1998 Davidson County taxes which have been prorated. Grantee assumes full liability for such taxes.

(2) Title to that portion of the Property lying within the bounds of any roads, streets, or highways.

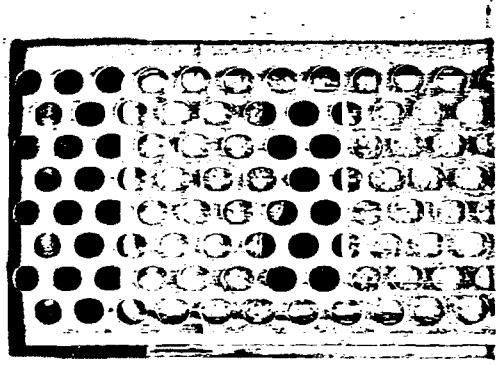
(3) Such easements, building lines, recorded plans and restrictions as may be applicable, including, but not limited to all matters on the Plan of record in Book 21, page 105, said Register's Office.

(4) Rights or claims of parties in possession.

(5) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property.

(6) Subject to the liens for any unpaid assessments and/or special assessments.

7804 05/20 0101 03CHECK 209.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10939 PG 611

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

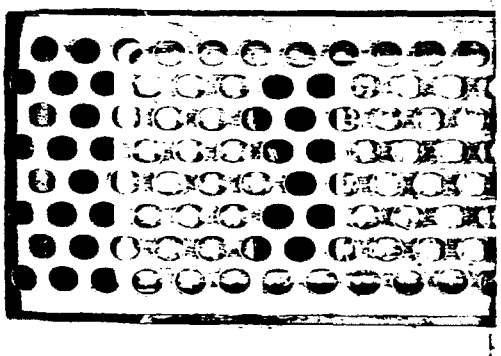
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 20.00
TOTAL 209.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 209.70

05/20/98 01 12:13 0001 9804



0440265
IDENTIF. & REFERENCE

98 MAY 20 PM 12: 12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1295785