0453416

IDENTIF. & REFERENCE

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 10986 PG 373

98 JUN 22 PM 1:15

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Michael Miller	Same	Map 147 - 0
992 Davidson Dr., Suite 99		Parcel 45
Nashville, TN 37205		

3859 06/22 0101 03CHECK 1148.60

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Virginia H. Brooks (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Michael Miller (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, described as follows:

Lot No. 3 on the Final Plat of Harding Mall of record in Book 7900, page 606, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters of public record.

This conveyance is subject to the following restriction, which shall run with the land:

There shall be no construction of any improvements on the Property, nor any modifications to any improvements now existing or hereafter located on the Property, without Grantor's prior written approval of the architectural plans for such improvements or modifications, which approval will not be unreasonably withheld or delayed so long as the exterior of such improvements and its architecture is generally compatible with the improvements on the other parcels of Harding Mall Village as shown on the plat referenced above and the exterior facade consists predominately of glass, brick and dryvit finish.

This is improved property known as 20 Harding Mall Drive, Nashville, Tennessee 37211.

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, and Grantee's heirs, successors and assigns forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind herself, and her heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 17th day of June, 1998.

X Virginia H. Brooks
VIRGINIA H. BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia H. Brooks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the with instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Davidson County, Tennessee, this 18th day of June, 1998.

Notary Public

My Commission Expires: 9-19-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$308,000.00
/$246,400.00/

The actual consideration or value, whichever is greater, for this transfer is ~~$308,000.00~~.

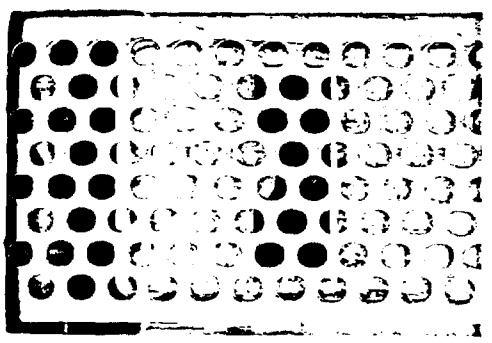
X Mick Kelly 6-18-98
Affiant

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

Notary Public

My Commission Expires: 9-19-98

K:\REALEST\BROOKS\SPECWAR.DEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10986 PG 375

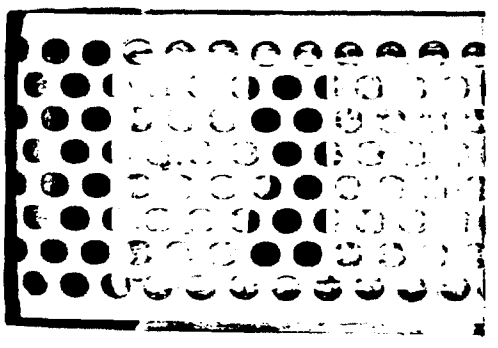
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 308000.00
CON TX 1139.60
PRFEE 1.00
WDEED 8.00
TOTAL 1148.60
CHECK 1148.60

06/22/98 01 13:15 0001 3859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0453416
IDENTIF. # REFERENCE

98 JUN 22 PM 1:15

REGISTER
DAVIDSON COUNTY, TN.

No. 1303685