THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JST)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Terrence J. Clyne Parker M. Tanner 1234 Fesslers Lane Nashville, TN 37210	SAME	Map 106-5 Parcels 72 and 73

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, SADIE I. McCLANAHAN, a widow ("Grantor") has bargained and sold, and hereby transfers and conveys, to TERRENCE J. CLYNE and PARKER M. TANNER (collectively, the "Grantees"), and their heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

BEING Lots 4 and 5 on the map of A. M. Brown's Subdivision on the Murfreesboro Pike, as of record in Book 57, page 126, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lots.

Lot 4 was conveyed to T. Lee McClanahan and wife, Sadie I. McClanahan by deed from F. T. McDonald and wife, Flora McDonald, of record in Book 2018, page 369, said Register's Office, and Lot 5 was conveyed to Toney L. McClanahan and wife, Sadie I. McClanahan by deed from Lance, Inc., of record in Book 4199, page 813, said Register's Office. The said Toney L. McClanahan (who is one and the same person as T. Lee McClanahan) has since died.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to the Grantees and their heirs and assigns, forever.

This is improved property known as 559 - 561 Murfreesboro Pike, Nashville, Tennessee 37210. The source of the description of the property is the above-referenced recorded plat.

Grantor covenants and binds herself and her heirs and representatives to warrant specially and defend forever the title to said property to the Grantees and their heirs and assigns, against the lawful claims of all persons claiming through or under Grantor, but no further or otherwise.

Without limitation of any other provision hereof, said property is conveyed specifically subject to the following matters:

(1) Property taxes for 1998, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees;

(2) All matters shown on the plat of record in Book 57, page 126, said Register's Office;

(3) Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4211, page 239 (Lot 4) and in Book 4211, page 242 (Lot 5), said Register's Office; and

(4) Grantor makes no warranty with respect to that portion of the property, if any, that is within the right-of-way for Murfreesboro Pike.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 1st day of July, 1998.

Sadie I. McClanahan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 250,000.00.

Affiant

Sworn to and subscribed before me this 1st day of July, 1998.

Notary Public

My Commission Expires:

29 January 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 1st day of July, 1998.

Notary Public

My Commission Expires:

29 January 2000

0616352.01

98 JUL -1 PM 1:34
FELIX A. LIEBERMAN, REGISTER
DAVIDSON COUNTY, TN.
045764
IDENTIFICATION REFERENCE
STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
JAMES S. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN.
98412 07/01 0101 03CHECK 936.00

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

RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 504

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 250000.00
CDN TX 925.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 936.00
CHECK 936.00

07/01/98 01 13:34 0001 8412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457644
IDENTIF. & REFERENCE
98 JUL -1 PM 1:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314194