(1)

pg 436

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 11044 PAGE 551

SPECIAL WARRANTY DEED

Name and Address of New Owner:

R & J Properties, Inc.
150 Belle Forest Circle
Nashville, Tn 37221

Send Tax Bills To:

New Owner
150 Belle Forest Circle
Nashville, Tn 37221

Street Address of Subject Property:	**Map-Parcel No:**
Unimproved	75-167.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **R & J PROPERTIES, INC.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

98 JUL 31 AM 11:04
FELIX Z. ...
REGISTER
DAVIDSON COUNTY, TN.

0469233
IDENTIFICATION REFERENCE

This conveyance is made subject to

1. 1998 taxes, a lien but not yet due and payable.

2. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

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

And the Grantor covenants with the Grantee, that it is

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 29th day of June, 1998.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

BY: _____

Title: Vice President

BY: _____

Title: Vice President

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared David W. Ellis and Phillip Phy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be the Vice-President and Vice-President respectively of First Tennessee Bank National Association, a corporation, the bargainor, and that they as such Vice-President and Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said David W. Ellis as such Vice-President and attesting the same by the said Phillip Phy as such Vice-President.

WITNESS my hand and official seal seal, at Nashville, Tennessee this 29th day of June, 1998.

_____
NOTARY PUBLIC
My commission expires: _____

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 1998.

Notary Public

My commission expires:

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

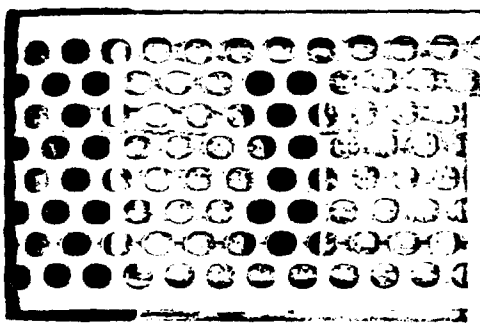
My Commission Expires March 24, 2001

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Hermitage Market Place, Third Revision, as of record in Book 9250, page 855, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being part of the property conveyed to First Tennessee Bank National Association by Substitute Trutee's deed from Randall S. Mashburn, Substitute Trustee, as of record in Book 8167, page 714, Register's Office for Davidson County, Tennessee.

0813 07/31 0101 03CHECK 518.50



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

RECEIVED OF _____

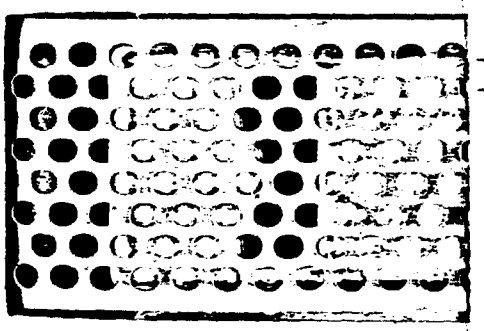
FOR _____

BOOK 11044 PAGE 555

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	135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	518.50
			CHECK	518.50
		07/31/98	01	11:06 0001 0813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469233
IDENTIF. # REFERENCE

98 JUL 31 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1326430