THIS INSTRUMENT PREPARED BY:
Cumberland Title Company
155 Franklin Road, #150
Brentwood, TN 37027

SPECIAL WARRANTY DEED

BOOK 11315 PAGE 550

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
W.L. Bainbridge, Inc. **3814 Cleghorn Avenue** **Nashville, TN 37215**	**SAME**	**MAP 135-14-A** **PARCELS 202 and 203**

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **CHICKERING DEVELOPMENT COMPANY, a Tennessee corporation ("Grantor"),** has this day bargained and sold, and does hereby transfer and convey unto **o W.L. BAINBRIDGE, INC., a Tennessee corporation ("Grantee"),** certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots Nos. 202 and 203 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, Page 842, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Chickering Development Company, by Deed of record in Book 10126, Page 835, Register's Office for Davidson County, Tennessee.

The source of this description if the plat of record in Book 8250, Page 842, said Register's Office.

This is unimproved property known as: Lots Nos. 202 and 203 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, it has caused this instrument to be executed this 25th day of January, 1999.

CHICKERING DEVELOPMENT COMPANY

By: _____

E. Warner Bass, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, E. Warner Bass, with whom I am personally acquainted, and who acknowledged that he is the President of Chickering Development Company, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 25t[h] day of January, 1999.

_____

Notary Public

TANYA TOUCHSTONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public, Davidson County, Tennessee
My Commission Expires September 23, 2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $52,500.00.

_____

Affiant

Subscribed and sworn to before me, this 25th day of January, 1999.

_____

Notary Public

TANYA TOUCHSTONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public, Davidson County, Tennessee
My Commission Expires September 23, 2000

EXHIBIT A

1. 1998 paid. All subsequent years, a lien not yet due and payable.

2. Covenants, conditions and restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed of record in Book 7032, Page 730 and amended in Book 7067, page 739 and amendment in Book 10097, Page 390, Certificate of Correction of Acknowledgment and Oath of record in Book 7065, page 959, Register's Office for Davidson County, Tennessee.

3. Restrictions, of record in book 6405, page 169, said Register's Office.

4. Articles of Incorporation of Pinnacle Point Homeowner's Association, Inc. of record in Book 7058, page 234, said Register's Office.

5. Deed of Conveyance to Concept Properties & Development, Inc. for water and/or sewer distribution system, of record in Book 7097, page 158, said Register's Office.

6. Easement as shown on Plat, of record in Book 6250, Pages 92, 93 & 94, said Register's Office.

7. All matters as shown on Plat of record in Book 8250, page 842, said Register's Office.

8. Storm Water Detention Agreement of record in Book 10752, page 463, said Register's Office.

0542001
IDENTIF. & REFERENCE
99 JAN 28 PM 2:50
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.
6351 01/28 0101 03CHECK 209.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11315 PAGE 553

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0542001
IDENTIF. & REFERENCE

99 JAN 28 PM 2:50
REGISTER
DAVIDSON COUNTY, TN.

CAMT	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	209.25
CHECK	209.25

01/28/99 01 14:48 0001 8351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417739