SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
Alfred Tate Rogers, Sr. and Martha Stone Rogers 109 Postwood Place Nashville, TN 37205	Same	Map 103-6-A Parcel 14 CO

FOR AND IN CONSIDERATION OF the sum of Twenty-Nine Thousand Five Hundred and No/100 Dollars ($29,500.00) in hand paid, the receipt and sufficiency of which are hereby acknowledged, JAMES R. COMPTON, as Trustee of the trust under the Will of Larry Compton for the benefit of Brad Crawford (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto ALFRED TATE ROGERS, SR. MARTHA STONE ROGERS, expressly as tenants in common (the"Grantees"), their respective heirs and assigns, the following described real property located in Davidson County, Tennessee (the "Property"):

> Unit No. B-2 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to the Grantor by Quitclaim Deed from James R. Compton and Sarah Elizabeth Compton as Co-Executors of the Estate of Larry R. Compton, of record in Book 10654, page 365, Register's Office for Davidson County, Tennessee.

The Property is improved property known as Unit B-2, Dunham's Station Condominiums, 246 White Bridge Road, Nashville, TN 37209.

1502 03/22 0101 03CHECK 120.15

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

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, and his successors and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns,

against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

WITNESS the Grantor's hand this 15th day of March, 1999.

JAMES R. COMPTON, AS TRUSTEE OF THE TRUST UNDER THE WILL OF LARRY R. COMPTON FOR THE BENEFIT OF BRAD CRAWFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James R. Compton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Trust Under the Will of Larry R. Compton for the benefit of Brad Crawford, the within named Grantor, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville Tennessee this 15th day of March, 1999.

Notary Public
My Commission Expires: 6-13-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $29,500.00.

Affiant

Sworn to and subscribed before me this 15th day of March, 1999.

Notary Public
My Commission Expires: 6-13-2002

This instrument was prepared by:
Darrell L. West
144 Second Avenue, North
The Pilcher Building, Suite 300
Nashville, Tennessee 37201

99 MAR 22 AM 10:05
FILED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.

0563844
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11393 PG. 228

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

05638844

IDENTIF. & REFERENCE

99 MAR 22 AM 10:05

REGISTER
DAVIDSON COUNTY, TN.

CAMT	29500.00
CON TX	109.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	120.15
CHECK	120.15

03/22/99 01 10:04 0001 1502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440603