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SPECIAL WARRANTY DEED

TO: James K. Christain

FROM: Donald Gene White, Jr.

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC
SunTrust Center, Suite 1800
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
James K. Christain 3820 Richland Avenue Nashville, Tennessee 37205	Same	105-10-350

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $213,000.00.

Donald Gene White

Affiant

Sworn to and subscribed before me,
this 29th day of April, 1999.

Kay Fuller

Notary Public

My Commission Expires: 9-23-2000

99 APR 30 PM 2:43
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

05808876

RECEIVED FOR REFERENCE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald Gene White, Jr.,** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **James K. Christain** (hereinafter called the "Buyer"), and Buyer's heirs, successors and assigns, all of Seller's interest in a certain lot, tract or parcel of land in Davidson

358048.1 4/21/99

County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs, successors and assigns, forever in fee simple.

Seller further covenants and binds himself, his heirs, representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs, successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth herein), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the ___ day of April, 1999.

SELLER:

DONALD GENE WHITE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kay Fuller, a Notary Public of said County and State, DONALD GENE WHITE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 1999.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

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EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of D.G. White, Jr. Subdivision, as shown on plat of record in Plat Book 8250, page 716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald G. White, Jr., by deed of record in Book 9386, page 526, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. 1999 property taxes, a lien not yet due and payable.

2. Easement(s) retained by the Metropolitan Government as set forth in Council Bill #72-316.

3. Easement(s) for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 4089, page 437, Register's Office for Davidson County, Tennessee.

4. All matters shown on Plat recorded in Book 8250, page 716, said Register's Office.

01'08 807.10 RECORDED TOTO 03/40 8454

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11455 PG. 777

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

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IDENTIFICATION REFERENCE

99 APR 30 PM 2:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	213000.00
CON TX	788.10
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	807.10
CHECK	807.10

04/30/99 01 14:46 0001 9593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454294