Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Terrence J. Clyne 6100 Lickton Pike Goodlettsville, TN 37072	Map-Parcel 106-5-109 Map-Parcel 106-6-26 Map-Parcel 106-6-27 Map-Parcel 106-6-28 Map-Parcel 106-6-46	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **NATIONSBANK, N.A., EXECUTOR OF THE LILLIAN YOUNG ESTATE** (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **TERRENCE J. CLYNE** (the "**Grantee**"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to (a) the matters herein stated, and (b) the matters set forth in Exhibit B attached hereto and incorporated by reference herein for all purposes (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, his heirs and assigns, forever; and Grantor, for its successors and assigns, does covenant and agree to and with the Grantee, his heirs and assigns, that Grantor and its successors and assigns will warrant and forever defend the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 1999.

Barbara S. Williams
Notary Public
My Commission Expires:

BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

0553468.01
111237-071 05/05/1999

Property unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming by, through, or under Grantor, its successors and assigns, but not otherwise.

This is improved property known as 571, 573, 575-A and 577 Murfreesboro Pike, Nashville, Tennessee 37210.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, its successors and assigns, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 5th day of May, 1999.

NATIONSBANK, N.A., EXECUTOR OF THE LILLIAN YOUNG ESTATE

By: Thomas A. Allen
Thomas A. Allen, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Barbara S. Williams, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **THOMAS A. ALLEN**, Vice President of NationsBank, N.A., Executor of the Lillian Young Estate, the within named bargainor, a national banking association, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the national banking association as Executor of the Lillian Young Estate by the said Vice President as such Vice President.

Witness my hand and seal, at office at Nashville, Davidson County, Tennessee, on this 5th day of May, 1999.

Barbara S. Williams
NOTARY PUBLIC
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

0553468.01
111237-071 05/04/1999

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot Nos. 54, 55, 56, 57, 58, 59 and an unnumbered Toll Gate Lot on the Plan of A.M. Brown's Subdivision of record in Book 57, page 126, Register's Office for Davidson County, Tennessee, and being more particularly described by a boundary survey by Allen R. Trumbo, Jr., dated November 17, 1998, Job No. 98136, as follows:

Beginning at an iron rod situated in the intersection of the southerly margin of Murfreesboro Pike with the westerly margin of Foster Avenue;

thence, along the westerly margin of Foster Avenue, South 02 degrees 24 minutes 00 seconds West, a distance of 194.95 feet to an iron rod;

thence leaving said road, North 87 degrees 36 minutes 00 seconds West, a distance of 141.77 feet to an iron rod situated in the easterly margin of Alley #2084;

thence, along said alley, North 02 degrees 24 minutes 00 seconds East, a distance of 86.60 feet to an iron rod situated in the southerly margin of Alley #2076;

thence, along said alley, South 70 degrees 38 minutes 00 seconds East, a distance of 82.72 feet to an iron rod;

thence, along said alley, North 02 degrees 24 minutes 00 seconds East, a distance of 10.46 feet to an iron rod;

thence, along said alley, North 70 degrees 38 minutes 00 seconds West, a distance of 250.00 feet to an iron rod situated in the easterly margin of Cleveland Avenue;

thence, along said road, North 02 degrees 24 minutes 00 seconds East, a distance of 141.14 feet to an iron rod situated in the southerly margin of Murfreesboro Pike;

thence, along said road, South 70 degrees 38 minutes 00 seconds East, a distance of 315.50 feet to the point of beginning and containing 52,459.128 square feet, or 1.204 acres of land, more or less.

Being the same property conveyed to James Young, Jr. and wife, Lillian Young, as tenants by the entirety, by deed from J.G. Lackey, Trustee, of record in Book 1361, page 277; to James Douglas Young and wife, Lillian E. Young, by deed from J. Douglas Wright and wife, Willimae W. Wright, of record in Book 1417, page 535; by conveyance from Lorene Dandridge Sharp and husband, Vernon H. Sharp, to James Young, Jr. and wife, Lillian Young, of record in Book 1643, page 7; and James D. Young, Jr. and wife, Lillian E. Young, by deed from Wesley Harris Mincy, unmarried, of record in Book 3339, page 443, Register's Office for Davidson County, Tennessee. The said James Young, Jr., James Douglas Young and James D. Young, Jr., being one and the same person. The said Lillian Young and Lillian E. Young being one and the same person. The said James Young, Jr. having predeceased Lillian Young. The said Lillian Young having since died, leaving her Last Will and Testament of record in Will Book 219, page 772, in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Davidson County taxes for 1999, a lien, but not yet due and payable.

2. All matters shown on Survey prepared by Allen R. Trumbo, Jr., R.L.S. #1127, dated November 17, 1998, Job No. 98136.

3. Possible debts and inheritance taxes against the estate of Lillian E. Young.

4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

5. Easement for sanitary sewers and/or storm drainage of record in Book 4207, page 315, Register's Office for Davidson County, Tennessee.

6. Easement granted to Nashville Gas and Heating Company of record in Book 2137, page 353, Register's Office for Davidson County, Tennessee.

7. Lease Agreement between Mrs. Lillian Young and Zia Mirahmad of record in Book 11250, page 926, Register's Office for Davidson County, Tennessee.

8. Easements and rights reserved in favor of Davidson County contained in the instrument of record in Book 1280, page 26, Register's Office for Davidson County, Tennessee.

05833565
IDENTIFICATION REFERENCE
99 MAY -6 PM 12:37
REGISTER
DAVIDSON COUNTY, TN.
1822.00
0827 05/06/99 0101 CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11467 PG. 46

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

05083565

IDENTIF. ↑ REFERENCE

99 MAY -6 PM 12:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	490000.00
CON TX	1813.00
PRFEE	1.00
MTGFEE	16.00
CFEE	2.00
TOTAL	1832.00
CHECK	1832.00

05/06/99 01 12:41 0001 2427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457099