18-A

BOOK 11574 PAGE 637

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (SWF)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dudley Warner 2000 Warfield Drive Box 158202 Nashville, TN 37215-8202	same	95-14/123

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, KNIGHT LEASING COMPANY, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DUDLEY WARNER ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9, on the Plan of Metropolitan Industrial park, Phase Two, Section Twenty-Two, as shown on plat of record in Plat Book 9700, page 645, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same real property conveyed to Grantor by Deeds of Record in Book 10927, page 293, and Book 9452, page 185, Register's Office for Davidson County, Tennessee.

Together with Rights of Cross Access Easement as set forth in instrument record in Book 11085, page 597 as amended in Book 11371, page 284, said Register's Office.

This is improved property known as:
1940 Air Lane Drive
Number Street
Nashville
City or Town

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

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs 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, Grantor executed this instrument on this 2nd day of July, 1999.

KNIGHT LEASING COMPANY, LLC

By: _____
Title: CHIEF MANAGER

2034019.3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, William L. Vallett, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CHIEF MANAGER of Knight Leasing Company, LLC, a Tennessee limited liability company, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 2nd day of July, 1999.

Joni Miller
Notary Public

My Commission Expires:
7/22/2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $745,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 1999.

Joni Miller
Notary Public

My Commission Expires:
7/22/2000

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EXHIBIT A

The Property is conveyed subject to the following exceptions:

1. 1999 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 95-14/123.

2. All matters shown on Plat recorded in Book 9700, page 645 and Book 5190, page 691, amended in Book 9415, page 410; Book 5190, page 379; and Book 4595, page 81.

3. Rights of others in Cross Access Easement, as set forth in instrument recorded in Book 11085, page 597, amended in Book 11371, page 284.

4. Restrictions as contained in Book 4205, page 437; Book 4214, page 851; and Book 4702, page 998.

5. All matters shown on the survey prepared by Barge Waggoner Sumner & Cannon, Inc. dated July 1, 1999.

06190
RECEIVED FOR REFERENCE
99 JUL 15 PM 3:57

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06121140

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99 JUL 15 PM 3:57

T
T45000.00
CON TX 2756.50
PRFEE 1.00
MISC 16.00
CFEE 2.00
TOTAL 2775.50
CHECK 2775.50
15.07.99 03 1e:00 3K01 2979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491310