THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO. 002412
JOHN C. HESS, P.C.
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049

Instr:200003020020548 Page: 1 OF 2
REC'D FOR REC 03/02/2000 11:10:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

SPECIAL WARRANTY DEED

NEW OWNERS:	SEND TAX BILL TO:	MAP/PARCEL:
Martin S. McTier 4727 Bowfield Drive Nashville, Tennessee 37013	SAME	MAP 149-9 PARCEL 48

I, JANICE MCTIER ZIEGLER, ADMINISTRATRIX OF THE ESTATE OF WENDY P. MCTIER, THE WIDOW OF ROY LEE MCTIER, who also died intestate on December 19, 1998, do hereby transfer and convey unto MARTIN S. MCTIER, his successors, heirs and assigns, this certain parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Debra Heights, Section 3, of record in Book 4175, page 6, Register's Office for Davidson County.

Beginning at a point in the northeasterly margin of Bowfield Drive, a common corner of Lots 13 and 14; thence with the dividing line between Lots 13 and 14, northeasterly 108 feet to a concrete monument; thence southeasterly with the dividing line between lots 14 and 15, 96.88 feet to a point in the northeasterly margin of Bowfield Court; thence with said margin of said Court, southwardly 92.15 feet to a monument; thence to the right around a curve 39.27 feet to a concrete monument in the northeasterly margin of Bowfield Drive; thence with said margin of said Drive, northwestwardly 100 feet to the point of beginning.

Being the same property conveyed to Roy Lee McTier and wife, Wendy P. McTier, by Warranty Deed of record in Book 4260, Page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as 4727 Bowfield Drive, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, heirs and assigns, forever.

Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, under LETTERS OF ADMINISTRATION, FROM THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, CASE NUMBER 00 P 236 RECORDED AS INSTRUMENT NUMBER:

200003020020547

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming under me.

Witness my hand this 1st day of March, 2000.

Janice Ziegler

JANICE MCTIER ZIEGLER, ADMINISTRATRIX
ESTATE OF WENDY PATRICIA (BAILEY) MCTIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Hess, a notary public in and for said County and State, Janice McTier Ziegler, with whom I am personally acquainted, or who proved herself to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes contained therein as administratrix of the Estate of Wendy Patricia (Bailey) McTier under authority of Letters of Administration issued on February 29, 2000, in Estate Number 00 P 236.

Witness my hand and official seal at Hermitage this 1st day of March, 2000.

JOHN C. HESS, NOTARY PUBLIC
My commission expires: 07-27-2002

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

SWORN TO AND SUBSCRIBED before me this the 1st day of March, 2000.

NOTARY PUBLIC
My commission expires: 07-27-2002