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Rowena

SPECIAL WARRANTY DEED

TO: C. Mark Carver, Trustee

FROM: Martha P. Waggoner

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
C. Mark Carver, Trustee 54 Music Square East, Suite 102 Nashville, TN 37203	Same	93-13, 105.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Instr:200004040033733 Page: 1 OF 4
REC'D FOR REC 04/04/2000 2:57:13PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $2035.00

The actual consideration for this transfer is $550,000.00.

C Mark Carver
Affiant

Sworn to and subscribed before me, this 3rd day of April, 2000.

Rowena G. Morgan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/27/2001

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 considerations, the receipt of which is hereby acknowledged, **Martha P. Waggoner** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **C. Mark Carver, Trustee** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson 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, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's 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 above), 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 3 day of April, 2000.

SELLER:

Martha P. Waggoner

Martha P. Waggoner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Martha P. Waggoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 3rd day of April, 2000.

Notary Public

ROWENA GORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 5/27/2001

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, Being Lots Nos. 363 and 364 on the McNairy Plan of West Nashville Lots, as of record in Plan Book 1, page 15, The Chancery Court at Nashville, Tennessee.

Said Lots Nos. 363 and 364 front together 150 feet on the westerly side of 12th Avenue South and runs back between parallel lines, with the southerly side of Pine Street, 150 feet to the easterly line of Lot No. 368 on said Plan.

Being the same property conveyed to P. FRANK WAGGONER AND WIFE, MARTHA P. WAGGONER by deed from ZACHRY F. MARTIN, TRUSTEE of record in Book 7072, page 816, Register's Office for Davidson County, Tennessee, the said P. FRANK WAGGONER having since died.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County taxes for 2000, a lien, not yet due and payable.