#2115059.1 5/25/00
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (EWB)
2700 First American Center
Nashville, Tennessee 37238

Instr:200006020055157 Page: 1 OF 3
REC'D FOR REC 06/02/2000 1:59:32PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $203.50

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
W. L. Bainbridge, Inc. 3814 Cleghorn Avenue Nashville, TN 37215	Same	Map 135-14-A Parcels 221 and 271

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, CHICKERING DEVELOPMENT COMPANY, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto W. L. BAINBRIDGE, INC., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lots No. 221 and 271 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, page 842, and Final Amended Plat in Book 11114, page 958, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being a portion of the property conveyed to Chickering Development Company, by Deed of record in Book 10126, page 835, Register's Office for Davidson County, Tennessee.

The source of this description is the plat of record in Book 8250, page 842, said Register's Office.

This is unimproved property known as Lots No. 221 and 271 on the Plan of the Final Plat of Pinnacle Point Subdivision, Phase Five.

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

GRANTOR covenants and binds itself, its successors, representatives and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors 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).

IN WITNESS WHEREOF, Grantor executed this instrument on this 26 day of May, 2000.

CHICKERING DEVELOPMENT COMPANY

By: _____
E. Warner Bass, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, E. Warner Bass, with whom I am personally acquainted, and who acknowledged that he is the President of Chickering Development Company, a Tennessee corporation, and is authorized by the corporation to execute the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of May, 2000.

Joni Miller
Notary Public

JONI MILLER NOTARY PUBLIC AT LARGE STATE OF TE...

My Commission Expires: 7/22/2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $55,000.00.

Cindy Harrison
Affiant

Subscribed and sworn to before me, this 31st day of May, 2000.

Megan Arecis
Notary Public

MEGAN ARECIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
My Commission Expires May 8, 2004

My Commission Expires:

EXHIBIT A

1. 2000 Taxes, a lien, which are not yet due and payable.

2. Restrictive Covenants of record in Book 6405, page 169, Book 7032, page 730 corrected in Book 7067, page 739 and Book 10097, page 390, Register's Office of Davidson County, Tennessee.

3. Deeds of Conveyance of record in Book 7097, page 158, Book 11201, page 733 and Book 11201, page 757, said Register's Office.

4. Storm Water Detention Agreement of record in Book 10752, page 463 and Book 7424, page 953, said Register's Office.

5. Articles of Incorporation recorded in Book 7058, page 234, said Register's Office.

6. Master Deed and Bylaws recorded in Book 7032, page 730 and Book 7032, page 761, said Register's Office.

7. All matters as set forth per Plat Book 8250, page 842 and Final Amended Plat in Book 11114, page 958, said Register's Office.