Instr:200007120068822 Page: 1 OF 4
REC'D FOR REC 07/12/2000 8:20:23AM
RECORD FEE: $19.00
T. TAX: $0.00 T. TAX: $460.65

This Instrument prepared by:
Stokes & Bartholomew, P.A.(DRH)
424 Church Street Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Karen Liane Miller
4232 Westcap Road
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 40
Part of Parcel 36

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HICKORY LENDERS, LTD., L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **KAREN LIANE MILLER** (the "Grantee"), and Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever 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, the Grantor has caused this Special Warranty Deed to be executed as of the 11th day of July, 2000.

HICKORY LENDERS, LTD., L.P.

By: 222 Hickory, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: Robert E. Lehning Jr.

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of 222 Hickory, Ltd., a Tennessee limited partnership, which is the general partner of Hickory Lenders, Ltd., L.P., a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of July, 2000.

Carole M Maxson

Notary Public

My Commission Expires: 9-23-2000

CAROLE MAXSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $124,500.00.

Karen Jane Miller

Affiant

Subscribed and sworn to before me
this 11th day of July, 2000.

Carole M Maxson

Notary Public

My Commission Expires: 9-23-2000

CAROLE MAXSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 8 on the Plan of Resubdivision of Lot 1, Hickory Hills, Section 9, of record as Instrument No. 200006280064297, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the same property conveyed to Hickory Lenders, Ltd., L.P. by Successor Trustee's Deed, of record in Book 11599, page 69, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for 2000, a lien, not yet due and payable, which have been prorated between the parties and shall be paid by Grantee.

2. Matters shown on the Plan of record as Instrument No. 200006280064297, Register's Office for Davidson County, Tennessee, and Surveyor's Report, dated June 23, 2000.

3. Easements to Tennessee Natural Gas Lines, of record in Book 1939, page 569, and Book 2493, page 388, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 10728, page 177, said Register's Office.