Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Anthony A. Penick and Melony A. Penick P.O. Box 446 Joelton, TN 37080	**Map-Parcel 18-16-179**	SAME

Instr:200008010075868 Page: 1 OF 3
REC'D FOR REC 08/01/2000 12:36:11PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $499.50

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SunTrust Bank, Nashville and James I. Vance Berry as Co-Executors of the Estate of Pauline S. Parman** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Anthony A. Penick and wife, Melony A. Penick** (collectively the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by the Grantees.

2. All matters shown on the survey prepared by Paul C. Sauve, R.L.S. #1796 of Ragan-Smith Associates, Inc. dated June 29, 2000, Job No. 98-079

This is improved property, known as **327 Dickerson Pike (North Main), Goodlettsville, Tennessee**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

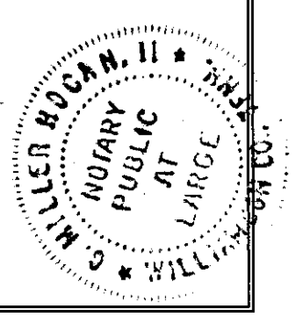
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Anthony A Penick
Affiant

Subscribed and sworn to before me this 21st day of July, 2000.

C. Miller Rogers II
Notary Public
My Commission Expires: 12/23/01



0653585.01
075850-001 07/21/2000

IN WITNESS WHEREOF, the Grantors have executed this Deed this 21 day of July, 2000.

SUNTRUST BANK, NASHVILLE

By: _____

Title: _____

_____
James I. Vance Berry

Co-Executors for the Estate of
Pauline S. Parman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James I. Vance Berry, as Co-Executor for the Estate of Pauline S. Parman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 21st day of July, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 9-23-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAVID P. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be Vice President of SunTrust Bank, N.A., Co-Executor for the Estate of Pauline S. Parman, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 21st day of July, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 9-23-00

0653585.01
075850-001 07/21/2000

EXHIBIT A

(Legal Description)

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Parcel 179 on Property Tax Map 18-16, as of record in Deed Book 5347, page 317, Tract #3, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Ragan-Smith Associates, Inc., Job No. 98-079, Work Order No. 5849, dated July 23, 1998 and revised March 5, 1999.

Beginning at an existing P.K. Nail on the southerly right-of-way line of Depot Street, (a 45-foot wide right-of-way), at the easterly right-of-way line of Dickerson Pike (a 65-foot wide right-of-way) and proceeding as follows:

1. With said southerly right-of-way line, North 77° 19' 12" East, 303.13 feet to an existing iron pin at the northwesterly corner of Lot 5 of the W. C. Moncrief & Co. subdivision; of record in Plat Book 974, page 37, Register's Office for Davidson County, Tennessee, thence,

2. Leaving said southerly right-of-way line, and with the westerly line of said Lot 5 South 13° 44' 03" East, 134.94 feet to an existing iron pin at the southwest corner of said Lot 5, same being on the northerly line of William C. Brummett, Jr. tract of land of record in Deed Book 7850, page 533, Register's Office for Davidson County, Tennessee; thence,

3. With the common line, in part, of said William C. Brummitt, Jr., and the William E. Crook, et ux, of record in Deed Book 4787, page 259, Register's Office for Davidson County, Tennessee, respectively, South 77° 19' 12" West, 299.64 feet to an existing iron pin on the easterly right-of-way line of Dickerson Pike; thence,

4. With said easterly right-of-way line of Dickerson Pike, North 15° 13' 00" West 135.05 feet to the point of beginning and containing 40,661 square feet or 0.933 acres more or less as calculated by the above courses and distances which were determined within the precision requirements of a Category I Survey.

Being all of Tract 3 as conveyed to Third National Bank in Nashville (now known as SunTrust Bank, Nashville), Executor and Trustee of the Estate of Bates R. Parman as of record in Deed Book 5347, page 317, Register's Office for Davidson County, Tennessee, and held in the Marital Trust by the said Trustee under the terms of the Will of Bates R. Parman, with power of appointment granted to Pauline S. Parman, widow of the said Bates R. Parman. The property was further transferred pursuant to the terms of the Will of Bates R. Parman and the terms of the Will of Pauline S. Parman, to the Estate of Pauline S. Parman upon her death on December 30, 1999, Probate No. 009-47.