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JCK

SPECIAL WARRANTY DEED

Instr:200008110079902 Page: 1 OF 3
REC'D FOR REC 08/11/2000 4:02:19PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $262.70

FROM: CHAN MCCULLOUGH,
Grantor

TO: ELMER ASH AND WIFE,
RUTH Y. ASH,
Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4230 Sandy Lake Drive Lithonia, GA 30038	(New Owner)	72-14-176

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy One Thousand and No/100 Dollars ($71,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of August, 2000.

Notary Public

My Commission Expires: 9-23-2000

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHAN MCCULLOUGH, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto ELMER ASH and wife RUTH Y. ASH ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1402 North 14th Street, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 22nd day of February, 2000.

CHAN MCCULLOUGH

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Kevin S. Key, a Notary Public of said County and State, CHAN MCCULLOUGH, the within named bargainor, 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.

Witness my hand, at office, this 22 day of February, 2000.

Notary Public

My Commission Expires: 11/24/01

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being the North 20 feet of Lot No. 7 and the South 20 feet of Lot No. 8 on the Map of Sharpe and Horn's Fourth Addition, as of record in Book 161, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for further description of said property.

Being the same property conveyed to Chan McCullough by Final Decree Confirming Sale issued by the Chancery Court for Davidson County, Tennessee, which was filed and entered on January 2, 1996, in Tax Minute Book 71, page 135, and recorded in Book 9921, page 115, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the deed of record in Book 10055, page 886, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 2000 constitute a lien, but are not yet due and payable.

2. Deed of Trust from Elmer Ash and wife, Ruth Y. Ash in favor of E. A. Sircy, Jr., of record in Book 10055, page 890, said Register's Office.