After recording return to:
Realty Title & Escrow Co., Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

Instr:200008290085270 Page: 1 OF 2
REC'D FOR REC 08/29/2000 10:39:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $592.00

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Richard A. Nelson d/b/a	[New Owner	[
[Morning Star Construction, Co.	13405 Old Hickory BV	[Map 096-00-0
[	[Antioch, TN 37013	[Parcel 055.00
[	[	[

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

10279

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, John A. Thweatt and David E. Rawlings, as Tenants in Common and not as Joint Tenants with Right of Survivorship (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Richard A. Nelson d/b/a Morning Star Construction, Co. (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of record of Stewartwood, as of record to Plat Book 6900, page 369 which voided, vacated and superceded the recording of Stewartwood as of record in Book 6250, page 950, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Thweatt and David E. Rawlings as Tenants in Common and not as Joint Tenants with Right of Survivorship by Quitclaim Deed from John A. Thweatt, Trustee of record in Instrument No. 200005290064800, said Register's Office for Davidson County,

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Plat Book 6900, page 369, said Register's Office for Davidson County, Tennessee.
3. Sanitary Sewers and/or Storm Drainage of record in Book 4772, page 720 and Book 8290, page 936, said Register's Office for Davidson County, Tennessee.
4. Grant of Transmission Line of record in Book 1303, page 30, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 571 Stewarts Ferry Pike, Nashville, Tennessee 37214.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[

[The actual consideration or value, whichever is greater for
[this transfer is $160,000.00.

Affiant

[Subscribed and sworn to before me this
day of August, 2000.

Notary Public

[My Commission Expires: 7/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns as against all persons claiming by, through, or under Grantors, but no further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of August, 2000.

John A. Thweatt

David E. Rawlings

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 John A. Thweatt and David E. Rawlings, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 7/24/04