This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

PICK-UP

Davidson County DEEDWARR
Recvd: 10/10/00 14:13 3pgs
Fees:15.00 Taxes:851.00
20001010-0100651

Address New Owner:
Jim O. Stafford
503-D Ligon Drive
P. O. Box 40293
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 118-3, Parcel 57

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MICHAEL W. COYNE**, the Grantor herein, has bargained and by these presents does transfer and convey unto **JIM O. STAFFORD**, the Grantee herein, and his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 2 on the Resubdivision Plat of Lots 1, 2, 3 and 4, Bransford Industrial Park, recorded as Instrument No. 20001003-0097718 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael W. Coyne by deed from C & C Mechanical, Inc., recorded as Instrument No. 20001004-0098607 in the Register's Office for Davidson County, Tennessee.
>
> This is unimproved located at 2520 Bransford Avenue, Nashville, Davidson County, Tennessee 37204.
>
> Said property is conveyed subject to matters set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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

GRANTOR DOES further covenant and bind himself, his heirs and assigns to warrant specially and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise and subject, however, to the Permitted Exceptions.

WHENEVER USED, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WENDY D. COYNE, the spouse of Michael W. Coyne, Grantor herein, joins in this conveyance for the purpose of, and does hereby transfer, quitclaim and convey unto the Grantee herein, his heirs and assigns, any and all right, title or interest that she may have in and to the property conveyed herein by reason of her marriage to the said Michael W. Coyne or otherwise.

WITNESS our hands this 10th day of October, 2000.

Michael W Coyne
MICHAEL W. COYNE

Wendy D. Coyne
WENDY D. COYNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy R Rohling, a Notary Public of said county, Michael W. Coyne, 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 and seal, at office in Nashville, Tennessee, this 9 day of October, 2000.

Kathy R Rohling
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
11-29-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy R Rohling, a Notary Public of said county, Wendy D. Coyne, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 9 day of October, 2000.

Kathy R Rohling
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
11-29-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $230,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jim O. Stappard
Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 10th day of October, 2000.

Debbie L Sloan
Notary Public
My Commission Expires:

DEBBIE L. SLOAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

257168 - 1

EXHIBIT A

Permitted Exceptions

1. Taxes for the year 2000 and subsequent years;

2. All matters shown on the Plat of record as Instrument No. 20001003-0097718 in the Register's Office for Davidson County, Tennessee; and

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 3880, page 85, said Register's Office.