NAME AND ADDRESS OF NEW OWNERS:
John M. Tipps, III
8109 Chase View Court
Nashville, TN 37221

SEND TAX BILLS TO:
Chase Manhattan Mortgage Corporation
15 Century Blvd Ste 303
Nashville, TN 37204

Map 156-13, Parcel 020.00

Record & Return to:
THIS INSTRUMENT PREPARED BY:
David W. Kious, Attorney at Law
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200011375

Davidson County DEEDWARR
Recvd: 10/24/00 09:01 2pgs
Fees:11.00 Taxes:1443.00
20001024-0105271

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 of all of which is hereby acknowledged, the undersigned, Don Johnson and wife, Kay B. Johnson, has this day bargained and sold and does hereby transfer and convey unto John M. Tipps, III and wife, Paula A. Tipps, their heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don Johnson by Quitclaim Deed from Albert wilson, unmarried and Patrick Malone, married of record as Instrument No. 200003060021790, Register's Office, Davidson County, Tennessee.

Subject to all matters as shown on Plat of record in Plat Book 9700, Page 524, Register's Office for Davidson County, Tennessee; Easement as set out in Book 10232, Page 329, said Register's Office.

Together with all the estate and rights of Grantor in the above described property.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That the Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 17th day of October, 2000.

Don Johnson

Kay B. Johnson
Kay B. Johnson

STATE OF TENNESSEE)
:ss
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public, personally appeared Don Johnson and wife, Kay B. Johnson, with whom I am personally acquainted, the within named bargainor, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of , 2000.

Notary Public

My Commission Expires: _____

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001

STATE OF TENNESSEE)
:ss
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

AFFIANT

Sworn to and subscribed before me this 17th day of October, 2000.

My Commission Expires: _____

NOTARY PUBLIC

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001