Davidson County DEEDWARR
Recvd: 11/08/00 16:12 4pgs
Fees:19.00 Taxes:259.00
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CMC

SPECIAL WARRANTY DEED

TO: C. Mark Carver, Trustee

FROM: Susan O. Bates, formerly known as Susan O. Lamb

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
C. Mark Carver, Trustee 54 Music Square East, Suite 102 Nashville, TN 37203	Same	Map 93-13 Parcel 082

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $70,000.00.

C Mark Carver
Affiant

Sworn to and subscribed before me, this 8th day of November, 2000.

Notary Public

My Commission Expires: 5/27/2001

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan O. Bates, formerly known as Susan O. Lamb** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **C. Mark Carver, Trustee** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Seller represents and warrants to Buyer that Seller's legal name is Susan O. Bates and Seller was formerly known as Susan O. Lamb.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 8th day of November, 2000.

SELLER:

Susan O. Bates

Susan O. Bates, formerly known as Susan O. Lamb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Susan O. Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 8th day of November, 2000.

Notary Public

My Commission Expires: 5/27/2001

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 349 in McNairy's Plan of West Nashville, a plat of which is recorded in Plan Book 1, page 15, of the Chancery Court of Nashville, Tennessee.

Said Lot No. 349 fronts 50 feet on the northerly side of Pine Street, and runs back between parallel lines 175 feet to an alley.

INCLUDED in the foregoing description, but excluded from this conveyance herein, is that portion of Lot 349 previously conveyed to the State of Tennessee by Warranty Deed of record in Book 4352, page 634, and re-recorded in Book 4355, page 367, said Register's Office, to which reference is hereby made for a complete description of the above described property conveyed therein.

Being the same property conveyed to Charles Lamb by deed from J & S Enterprises, a partnership, of record in Book 7471, page 753, Register's Office for Davidson County, Tennessee and conveyed to Susan O. Lamb by Quitclaim Deed from Charles Lamb of record in Book 9572, page 848, said Register's Office. Title now vests in Susan O. Bates who was formerly known as Susan O. Lamb.

EXHIBIT B

PERMITTED EXCEPTIONS

Real property taxes for Davidson County, Tennessee, a lien, not yet due and payable.