This Instrument prepared by:
Stokes & Bartholomew, P.A. (DTM)
424 Church Street Suite 2800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/10/01 16:13 5pgs
Fees:28.00 Taxes:3330.00
20010910-0098182

PICK-UP

ADDRESS NEW OWNER:
Darlene T. Marsh, Trustee
424 Church Street, Suite 2800
Nashville, TN 37219

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 117-13-B
Parcel 19

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 and sufficiency of all of which are hereby acknowledged, **MICHELE GEORGE CRACE** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DARLENE T. MARSH, TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER AND CONVEY WITHOUT JOINDER OF BENEFICIARY** (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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

Grantor covenants and binds herself, and her heirs and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

J.B. Crace, husband of Grantor, hereby joins in the execution of this Special Warranty Deed for the purposes of conveying any and all right, title and interest he may have in and to the Premises, by virtue of the marital relationship or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 10th day of September, 2001.

Michele George Crace

MICHELE GEORGE CRACE

J. B. CRACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, MICHELLE GEORGE CRACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2001.

Carole M. Maxson

Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, J. B. CRACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2001.

Carole M. Maxson

Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me
this 10th day of September, 2001.

Notary Public
My Commission Expires: 7-24-04

CAROLE M. NOAKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

178029.1 / 2965-1

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michele George Crace, married, by Warranty Deed from William H. Eason and wife, Susan C. Eason, of record in Book 8975, page 795, said Register's Office.

EXHIBIT B

1. Real estate taxes for 2001, a lien, not yet due and payable, which have been prorated between the parties and shall be paid by Grantee.

2. Liens of any unpaid assessments and/or special assessments.

3. Matters shown on the Plan of record in Book 6250, page(s) 419, amended in Book 6771, page 683, and Book 6800, page 164, Register's Office for Davidson County, Tennessee

4. Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office

5. Charter of record in Book 6548, page 213, said Register's Office

6. Dedication of common area of record in Book 7175, page 761, said Register's Office

7. Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, further amended in Book 10458, page 810 and Instrument No. 20010502-0045152, said Register's Office, which set forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

8. Easement for water line of record in Book 1286 page 690, and in Book 1037, page 572, said Register's Office

9. Easement of Nashville Gas Company of record in Book 6928, page 934, said Register's Office