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Davidson County DEEDWARR
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Fees:23.00 Taxes:758.50
20020702-0079642

SPECIAL WARRANTY DEED

FROM: R & N Development Company, Grantor

TO: James W. Banks and Harriet Banks, Grantees

This instrument was prepared by:
Robert C. Hannon
Stites & Harbison PLLC
Suite 1800
SunTrust Center
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4923 Jonquil Drive Nashville, TN 37211	same	147-4-94

STATE OF ALABAMA)
COUNTY OF Jefferson)

The actual consideration or value, whichever is greater, for this transfer is TWO HUNDRED FIVE THOUSAND and no/100 Dollars ($205,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of July, 2002.

Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 8, 2005 BONDED THRU NOTARY PUBLIC UNDERWRITERS

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED FIVE THOUSAND and no/100 Dollars ($205,000.00), the receipt and sufficiency of which are hereby acknowledged, R & N DEVELOPMENT COMPANY (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto JAMES W. BANKS AND HARRIET BANKS (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 4923 Jonquil Drive.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 7th day of June, 2002.

R & N DEVELOPMENT COMPANY

By: J W Nall III

Title: PARTNER

STATE OF ALABAMA)
COUNTY OF Jefferson)

Before me, Kathy Guest, a Notary Public of said County and State, personally appeared G. W. Nall III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner (or other officer authorized to execute the instrument) of R & N DEVELOPMENT COMPANY, a General Partnership ~~Corporation~~, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a partner of the company.

Witness my hand and seal, at Office in Birmingham, AL., this 1st day of ~~June~~ July, 2002

Kathy Guest
Notary Public

KATHY GUEST NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 9, 2005 BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 1 on the plan of Real Life Schools, Inc., as of record in Book 4300, page 161, Register's Office for Davidson County, Tennessee, said lot on said plan is described as follows:

Beginning at a concrete monument in the westerly margin of Jonquil Drive; said monument being located 55.47 feet southerly, in said margin from the southeast corner of Lot No. 14 on the Plan of Welch Meadows Subdivision Section 1, as of record in Book 3700, page 34, Register's Office for said County; thence South 75 deg. 24' West 160.00 feet to a concrete monument; thence South 1 deg. 52' West 150.00 feet to a concrete monument in the northerly margin of Welch Road; thence in a southeasterly direction along said margin of Welch Road with a curve having a 1192.39 foot radius 213.90 feet to a concrete monument at the beginning of a curve; thence in a northeastwardly direction with said curve 40.34 feet to a concrete monument at the westerly margin of Jonquil Drive; thence running with said margin North 14 deg. 36' West 203.90 feet to the point of beginning.

Being the same property conveyed to R & N DEVELOPMENT COMPANY, by deed from CHILD SERVICES, INC., of record in Book 5014, page 475, as re-recorded in Book 5104, page 418, said Register's Office.

EXHIBIT B

Encumbrances

1. Davidson County, Tennessee taxes for 2002, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 4300, page 161, said Register's Office.

3. Restrictive Covenants contained in instrument or record in Book 3942, page 54, said Register's Office.