Davidson County DEEDWARR
Recvd: 09/11/02 12:27 4pgs
Fees:22.00 Taxes:0.00

20020911-0110699

This Instrument Prepared by:
Susan R. Limor, Attorney at Law, PC
2814 Dogwood Place
Nashville, TN 37204
(615) 742-1304

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelia Steelman 505 East Iris Drive Nashville, TN 37004	Same	MAP 118-7 PARCEL 186

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Chelia Steelman
Affiant

Subscribed and sworn to before me, this 10th day of September, 2002.

Mary A Urquhart
Notary Public

My Commission expires: 3/25/2006

SPECIAL WARRANTY DEED

DATE: 08-21-, 2002

GRANTOR: Jerry W. Steelman

GRANTOR'S MAILING ADDRESS: P.O. Box 267, Golden, Wood County, Texas 75444

GRANTEE: Chelia Steelman

GRANTEE'S MAILING ADDRESS: 505 East Iris Drive, Nashville, Tennessee

CONSIDERATION:

The division of property in Cause No. 2000-589, styled "In the Matter of the Marriage of Jerry W. Steelman and Chelia Lynn Melvin Steelman," entered in the 402nd Judicial District Court of Wood County, Texas, and ten dollars and other valuable consideration paid by Grantee. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Lot 20, Block E, Map of Berry Hills Estates, Plat Book 1130, Page 36, Davidson County, Tennessee, commonly known as 505 East Iris Drive, Nashville, Davidson County, Tennessee 37204, and more particularly described in Exhibit A attached hereto.

RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

Jerry W. Steelman

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §

COUNTY OF WOOD §

This instrument was acknowledged before me on 3-21-02 by Jerry W. Steelman.

BONITA JOY PARKER
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 04-09-2003

Notary Public, State of Texas

After Recording Return To:

Chelia Steelman
505 East Iris Drive
Nashville, Tennessee 37204

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 of Block "E" on the Map of Berry Hill Estates, as of record in Book 1130, page 36, Register's Office for said county.

Said lot fronts 65 feet on the westerly side of East Iris Drive and runs back between lines, 121.70 feet on the northerly line and 123 feet on the southerly line to a dead line in rear, on which it measures 65 feet thereon.

Being the same property conveyed to Jerry W. Steelman and wife, Chelia L. Steelman by deed from James D. Kennedy and wife, Deborah H. Kennedy of record in Book 10762, Page 239