RETURN TO:

Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/05/04 15:07 5 pgs
Fees:28.00 Taxes:1110.00

20040305-0025707

THIS INSTRUMENT PREPARED BY:

Joelle Phillips
General Attorney - Tennessee
BellSouth Telecommunications, Inc.
333 Commerce Street, Suite 2101
Nashville, Tennessee 37201-3300

Address New Owner	Send Tax Bills To:	Map-Parcel Nos.
Adam C.S. Marland Felicia A. Morley 2900 Baby Ruth Lane #305 Antioch, Tennessee 37013	(Same)	Map No. 104, Parcel 10/232

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 which are hereby acknowledged, BELLSOUTH TELECOMMUNICATIONS, INC., a Georgia Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto ADAM C.S. MARLAND, an individual and FELICIA A. MORLEY,*** an individual, ("Grantees"), certain real property in Davidson County, Tennessee, described as follows:

***Joint tenants with the Right of Survivorship.

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 7 as shown on the Plan of Westmoreland Place of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee lying on the southerly margin of Hillside Drive and being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Hillside Drive at the Northwest corner of herein described tract, said pin being the Northeast corner of Lot No. 2, as shown on the Plat of the Resubdivision Lot 1, Westmoreland Place of record in Plat Book 6250, page 860, Register's Office for Davidson County, Tennessee belonging to South Central Bell Telephone Company of record in Deed Book 4250, page 51, Register's Office for Davidson County, Tennessee.

Thence, with the southerly margin of Hillside Drive and a curve concave to the south having a central angle of 09° 44' 20", a radius of 529.53 feet and a chord of N. 71° 20' 31" E, 89.90 feet for an arc length of 90.01 feet to an iron pin;

Thence, leaving said margin, with the westerly line of Clement Dore of record in Deed Book 5172, page 68, Register's Office for Davidson County, Tennessee, S 13° 06" 20" E, 215.00 feet to an iron pin set in the northerly margin of Alley No. 807;

Thence, with said margin and a curve concave to the South having a central angel of 12° 23' 13", a radius of 277.47 feet and a chord of S 81° 16' 19" W, 59.87 feet for an arc length of 60.00 feet to an iron pin;

Thence, leaving said alley with the East line of aforementioned South Central Bell, N. 21° 30' 23" W, 203.92 feet to the point of beginning;

Containing 15,622 square feet or 0.36 acres, more or less.

BEING THE SAME property conveyed to BellSouth Telecommunications, Inc. by deed of record in Instrument No. 20010412-0036049, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 3201 Hillside Drive, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, together with all appurtenances, hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise. SAID PROPERTY IS CONVEYED IN ITS

"AS-IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE. NO PERSONAL PROPERTY IS BEING CONVEYED WITH THIS TRANSFER.

IN WITNESS WHEREOF, Grantor executed this instrument on this 1st day of March, 2004.

BELLSOUTH TELECOMMUNICATIONS, INC.,
a Georgia corporation

By: _____
Marty Dickens
Its: State President – Tennessee

BST FORM APPROVED GEN. ATTY.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah S. Thurman, a Notary Public, MARTY DICKENS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the State President – Tennessee of BELLSOUTH TELECOMMUNICAITONS, INC., a Georgia corporation, and its authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 1st day of March, 2004.

_____
Notary Public

DEBORAH S. THURMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 2004

My Commission Expires: 11/27/04

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $~~295,000.00.~~ $300,000.00

Affiant

Subscribed and sworn to before me, this 1 day of March, 2004.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

1. 2004 Taxes, a lien, which is not yet due and payable (Tax parcel #104-10/232)

2. All matters of public record as shown by the title insurance policy dated April 12, 2001 and issued by Lawyers Title Insurance Corporation.

3. Easements and rights-of-way shown on the Survey prepared by Barge, Waggoner, Sumner & Cannon, dated February 26, 2001.

4. All easements and rights-of-way, which as of the date hereof may be observed by the inspection of the property.

5. All zoning and building restrictions and other laws, ordinances and regulations of governmental bodies having jurisdiction over the Property.

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