SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/04 14:15 4pgs
Fees:23.00 Taxes:1058.76
20040309-0027063

This instrument was prepared by:
Nancy Wood Stabell
Frost Brown Todd LLC
424 Church Street, Suite 1600
Nashville, TN 37219

Address of New Owners as follows:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
James Dunn and Margaret Dunn **525 Merritt Avenue** **Nashville, TN 37203**	**Same**	**Map 117-1** **Parcel Nos. 195**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $ 286,150.00

Affiant

Sworn to and subscribed before me, this 8th day of March, 2004.

NANCY WOOD STABELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 26, 2005

Notary Public

My commission expires: _____

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 consideration, the receipt of which is hereby acknowledged, **RFM Properties, LLC**, (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto James E. Dunn and wife Margaret R. Dunn (hereinafter collectively called the "Buyer"), and Buyer's heirs 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.

Seller covenants (a) lawful seisin of the Property, (b) full right and power to convey same and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments due and payable in 2004 and thereafter, which Buyer assumes and agrees to pay. This conveyance is made subject to all (i) governmental laws, ordinances and

regulations affecting the Property; (ii) 2004 taxes, a lien, not yet due payable; (iii) all matters of Plat of Record at Instrument No. 2002112-0140279, Register's office for Davidson County, Tennessee; and (iv) the Restrictions of Record at Instrument No. 20040204-0013785 Register's office of Davidson County, Tennessee.

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 heirs 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), 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.

(signature page to follow)

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 8th day of March, 2004.

GRANTOR:

RFM Properties, LLC

By: _____
Robert F. McAlpine
Chief Manager

STATE OF ALABAMA)
)
COUNTY OF MONTGOMERY)

SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. McAlpine, who acknowledged that he executed the foregoing for the purposes herein contained and further acknowledged that he is Chief Manager of RFM Properties, LLC, the Maker, and is authorized by the Maker to execute this instrument on its behalf. Witness my hand and official seal this 8th day of March, 2004.

_____
Notary Public

NANCY WOOD STABELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being lot 1, REVISION TO LOT 1, SECTION TWO, JARMAN PROPERTY SUBDIVISION, , as shown on Plat of record in Instrument No. 20040204-00137785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to RFM Properties, LLC, by Deed of Record at Instrument No. 200211120140279, Register's Office for Davidson County, Tennessee.

The source of this description is the plat.

This is unimproved property known as 3604 Woodlawn Drive, Nashville, Tennessee.

NSHLibrary/26019.1