Box 57

This instrument prepared by:
Lesa H. Skoney,
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 06/16/05 10:18 4 pg
Fees:23.00 Taxes:1295.00
20050616-0068954

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Carl D. Shane and wife, Barbara B. Shane	Same	Map: 106-1 Parcel: 154
895 Elm Hill Pike		
Nashville, TN		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $350,000.00.

Carl Shane
AFFIANT

Subscribed and sworn to before me this 15 day of June, 2005.

Margaret L. Saylor
NOTARY PUBLIC

MARGARET L. SAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1/28/06

SPECIAL WARRANTY DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 15th day of June, 2005, by and between LINDA H. DONOHO, (an unmarried person) AS SPECIAL TRUSTEE OF THE WILLIAM J. DONOHO, JR. LIVING TRUST DATED JUNE 20, 2002, hereinafter referred to as "GRANTOR", and, CARL D. SHANE and wife, BARBARA B. SHANE, hereinafter referred to as "GRANTEE";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR does hereby transfer and convey unto GRANTEE, his heirs and assigns, the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Section Two, Murfreesboro Road Inn Property, recorded in Book 6200, Page 448 of the Register's Office for Davidson County, Tennessee.

Beginning at an old iron rod in the southerly margin of Elm Hill Pike, approximately 230 feet west of its intersection with P'Poole Avenue, said rod being the northeast corner of the Chilton Enterprises, Inc. property as recorded in Book 4120, Page 5, Register's Office for Davidson County, Tennessee.

Thence along said margin S 87 degrees - 02' - 15" E - 41.98 feet to a new iron rod;

Thence leaving said margin and along the southwesterly margin of Reserve Parcel "A", P'Poole Heights, Section 1 S 42 degrees - 29' - 01" E - 207.30 feet to a new iron rod, being the northwest corner of the Third National Bank property as recorded in Book 4350, Page 115, Register's Office of Davidson County, Tennessee;

Thence along said Bank's property line S 44 degrees - 02' - 00" E - 87.83 feet, to a new iron rod;

Thence S 02 degrees - 25' - 00" W 309.41 feet to a new iron rod;

Thence N 71 degrees - 57' - 00" W - 57.16 feet to a new iron rod;

Thence leaving said Bank's line and with the easterly line of the Murfreesboro Road Inn Property, Lot 1 as recorded in Book 4955, Page 70, Register's Office of Davidson County, Tennessee, N 21 degrees - 24' - 14" E - 133.61 feet to an old iron rod;

Thence N 68 degrees - 34' - 32" W - 228.75 feet to an old iron rod;

Thence N 03 degrees - 35' - 50" W - 9.43 feet to an old iron rod on the southerly margin of the easterly terminus of an 18 foot alley;

Thence leaving said Inn property, N 02 degrees - 07' - 03" W - 18.35 feet to an old iron rod, being the northwest corner of said alley and the southwest corner of the aforementioned Chilton property;

Thence along Chilton's westerly line N 02 degrees - 07' 03" W - 274.10 feet to the point of beginning.

Being the same property conveyed to Linda Donoho as Special Trustee of the William J. Donoho, Jr. Living Trust Dated June 20, 2002, from Kennette Sweeney as Successor Trustee of the William J. Donoho, Jr. Living Trust Dated June 20, 2002, of record in Instrument No. 20031208-0176092 and the subject of an Order to Quiet Title of record at Instrument No. 20050523-0057643.

This is improved property known as 895 Elm Hill Pike, Nashville, TN.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever.

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, as Special Trustee, her successors and assigns, to warrant and forever defend the title to said land to said GRANTEE, his heirs, and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

GRANTOR, Linda H. Donoho as Special Trustee of the William J. Donoho Jr. Living Trust dated June 20, 2002, executes this deed and makes the covenants and warranties herein solely in her stated fiduciary capacity, and not in her general individual capacity or otherwise.

WITNESS my hand this the 15th day of June, 2005.

GRANTOR:

Linda H. Donoho

LINDA H. DONOHO, as Special Trustee
of the William J. Donoho, Jr. Living Trust
Dated June 20, 2002

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary of the State and County aforementioned, personally appeared LINDA H. DONOHO, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SPECIALTRUSTEE of the WILLIAM J. DONOHO, JR. LIVING TRUST DATED JUNE 20, 2002, the within named bargainor, and that such person, as such SPECIAL TRUSTEE, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by such person as the SPECIAL TRUSTEE.

WITNESS my hand, at office, this 15 day of June, 2005.

Margaret C. Taylor

NOTARY PUBLIC

MARGARET C. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1/28/06.

H:\LHS\Deeds