THIS INSTRUMENT PREPARED BY: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Mail to
John O Eubank
P.O. Box 127
Nashville Tn 37202

BOOK 5292 PAGE 723

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP NO. 159
John O. Eubank, et ux	Home Federal Savings & Loan Association	PARCEL: 136
5639 Hickory Springs Rd.	230 Fourth Ave. North	
Nashville, Tennessee	Nashville, Tennessee 37219	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by JOHN O. EUBANK and wife, PAGE EUBANK (hereinafter called "Grantee") and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HOMEQUITY, INC. (hereinafter called "Grantor") has this day bargained and sold and does hereby transfer unto the said Grantee, their heirs and assigns certain real estate in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for said County.
>
> Beginning on the westerly margin of Hickory Springs Road at the corner of Lots Nos. 4 and 17; thence with the line between said two lots, westerly 219.37 feet; thence N 76° 19' W 7.05 feet to the corner of lots Nos. 16 and 17, thence with the line between said two lots northerly 241.45 feet to the southerly margin of West Hickory Springs Court; thence with the same easterly 154 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.27 feet to the westerly margin of Hickory Springs Road; thence with the same southerly 277.57 feet to the beginning.
>
> Being the same property conveyed to HOMEQUITY, INC. by deed from Commerce Union Bank, of record in Book 5144, Page 639, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate, has a good right to convey it, and that the same is unencumbered except by a 10 ft. easement for public utilities, an anchor easement located at the northwest corner of said property, a building set back line to be established by the City of Forrest Hills and conditions of an owner's certificate as shown on the Plan of Record in Book 4175, Page 110, R.O.D.C.; by restrictive

covenants of record in Book 4505, Page 501, R.O.D.C.; and by 1978 property taxes which have been prorated and payment thereof assumed by Grantee.

Grantor further covenants and binds itself, its successors and assigns to warrant and defend the title to said real estate against the claims of all persons claiming by, through or under said grantor, but not otherwise.

WITNESS THE HAND of the duly authorized Officer of Grantor this 9th day of May, 1978.

HOMEQUITY, INC.

BY: _____

Kenneth J. Hull
Regional Vice President

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

Personally appeared before me, the undersigned Notary Public in and for said County and State the within named Kenneth J. Hull with whom I am personally acquainted and who upon oath acknowledged himself to be Regional Vice President of HOMEQUITY, INC., a corporation and the within named bargainor, and that he as such Officer of HOMEQUITY, INC. being authorized so to do executed the foregoing Special Warranty Deed for the purpose therein contained by signing the name of the corporation by himself as Kenneth J. Hull.

Witness my hand and seal at office in Wilton, Connecticut at Homequity, Inc. this 9th day of May, 1978.

_____
Notary Public
Helen C. Ryducha

My Commission Expires:
March 31, 1980

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 117,700

_____
Affiant

Sworn to before me this 31 day of May,

1978.

Robert C Trentham
Notary Public

My Commission Expires:

5-13-79

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

E68517

IDENTIF. REFERENCE

JUN 1 1 37 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUN-1 78	CONV	90,000.00	119,900.00		
JUN-1 78	CONV	29,900.00			
JUN-1 78	S'TAX		B*	311.74	
JUN-1 78	PR'FEE		B*	.50	
JUN-1 78	W'DEED		B*	6.00	* 318.24