Robert F. Lance & Associates, Inc.
2704 - 12th Avenue South
Nashville, Tennessee 37204

SEND TAX STATEMENTS:
Same

Field Book No. 8DA-26622 Map & Parcel No. 90-12-341

SPECIAL WARRANTY DEED

THIS INDENTURE ENTERED into between FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a corporation organized and existing under the laws of the United States of America, with its principal office located at Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and ROBERT F. LANCE & ASSOCIATES, INC., its successors and assigns, hereinafter called Grantee.

WITNESSETH, that the said Grantor 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, receipt of all of which is hereby acknowledged, has bargained and sold, and by these present does transfer and convey unto the said Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

BEING Lot No. 20 on the Plan of Charlotte Park Annex, of record in Book 3700, page 49, Register's Office for said County.

SAID Lot No. 20 fronts 50 feet on the northeasterly side of Annex Court and extends back 135.73 feet on its northwesterly line and 122.84 feet on its southeasterly line, to a dead line, which is a broken line, measuring 170.03 feet thereon.

BEING the same property conveyed to First Federal Savings and Loan Association of Nashville by deed from Gordon Nelson and wife, Mary Ann Nelson of record in Book 5309, page 529, said Register's Office.

This tract is improved and known as 574 Annex Court, Nashville, Tennessee 37209.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it successors and assigns forever. Grantor covenants with the said Grantee, its successors and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as hereinbefore stated.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 15th day of August, 1978.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

By: Thomas I. Holman
Thomas I. Holman, President

ATTEST:
Margie J. Wilkerson
Margie J. Wilkerson, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Thomas I. Holman and Margie J. Wilkerson, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively, of the First Federal Savings and Loan Association of Nashville, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas I. Holman as such President, and attesting the same by the said Margie J. Wilkerson, as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, on this 15th day of August, 1978.

_____
Notary Public

My Commission Expires:
1-19-81

STATE OF TENNESSEE)

BOOK 5325 PAGE 798

COUNTY OF DAVIDSON)

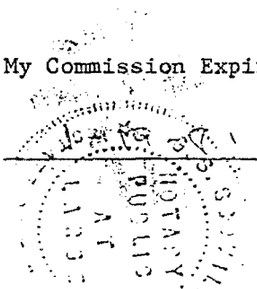
The actual consideration for this transfer or value of property (whichever is greater) is Twenty Six Thousand Seven Hundred Fifty and No/100 ($26,750.00)Dollars. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me

this 16th day of August, 1978.

Notary Public

My Commission Expires:



This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

IDENTIF. REFERENCE

Aug 16 2 07 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 8 3 1 6 1

AUG 16 78	CONV	26,750.00			
AUG 16 78 S'TAX			B*	69.42	
AUG 16 78 PR'FEE			B*	.50	
AUG 16 78	W'DEED		B*	6.00	* 75.92