Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Elizabeth Byrn Fox 2137 Old Hickory Blvd. Nashville, Tennessee	Same	Map 158 Parcel 7 Field Book #7D 37515
This instrument prepared by: Boult, Cummings, Conners & Berry (CAD) P. O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, including the assumption of the unpaid balance of the indebtedness described in that Deed of Trust of record in Book 5100, page 155, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are acknowledged, Nashville City Bank and Trust Co. ("Grantor"), a Tennessee banking corporation, has bargained and sold, and hereby transfers and conveys to Elizabeth Byrn Fox ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 5800, page 18, Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Book 5100, page 155, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

03/06 386.50- CHECK

6290

Executed this 6 day of March, 1985.

NASHVILLE CITY BANK AND TRUST CO.

By: Thomas L. Lamb
Title: SVP

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $145,000.00.
[
[Elizabeth Bynn Fox
[Affiant
[
[Subscribed and sworn to before me this 6th day of
[March, 1985.
[
[Cynthia B. Albrecht
[Notary Public
[My commission Expires 4-20-88

This is improved property, known as 2137 Old Hickory Boulevard, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cynthia B. Albrecht, a Notary Public of the State and County aforesaid, personally appeared Thomas L. Lamb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior V.P. of Nashville City Bank and Trust Co., the within named bargainor, a Tennessee banking corporation, and that he as such Senior V.P., executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior V.P..

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6th day of March, 1985.

Cynthia B. Albrecht
Notary Public
My Commission Expires: 4-20-88

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 1 on the Revised Wiley Simms Property Subdivision of record in Book 5800, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Nashville City Bank and Trust Co. by deed in lieu of foreclosure by Wiley C. Simms and wife, Allene M. Simms, of record in Book 6387, page 752, Register's Office for Davidson County, Tennessee.

I 8 7 2 7 0
IDENTIF. REFERENCE
MAR 6 | 10 PM '85
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6504 PAGE 935

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46000.00- CAMT.
377.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 386.50-
6290A03/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 7 2 7 0

IDENTIF. REFERENCE

MAR 6 1 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113545