FILE IN BOX #4
MAP 136-13
PARCEL 111
FB#: 02D-42154

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 76,500.00 .

Shirley A. Spain
Affiant

Subscribed and sworn to before me this the 30th day of October, 1987.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
SHIRLEY A. SPAIN	BENJAMIN FRANKLIN SAVINGS ASSN.
(Name)	(Name)
3017 Goodwin Drive	5444 Westheimer Road
(Street Address)	(Street Address)
Nashville, Tennessee 37217	Houston, Texas 77056
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, BENJAMIN FRANKLIN SAVINGS ASSOCIATION, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto SHIRLEY A. SPAIN, a single person, hereinafter called the "Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Edge-O-Lake Estates, Section 20-A, as of record in Book 5200, Page 183, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Benjamin Franklin Savings Association, by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 7208, Page 326, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5496, Page 697; Book 5460, Page 269; and as set forth in that certain Deed of record in Book 5280, Page 614, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantee herein.

THIS is improved property, known as: 3017 Goodwin Drive, Nashville, Tennessee 37217.

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", and the heirs or successors and assigns of said "Grantee", forever; and, the "Grantor" further covenants with the said "Grantee" 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, unless otherwise herein set out.

"Grantor" does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said "Grantee", her heirs, successors and assigns, against the lawful claims of all persons claiming the same by, through, or under the "Grantor".

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto, by its duly authorized officer, on this 30th day of October, 1987.

ATTEST:

Karen Ockwood

Karen Ockwood, Assistant Secretary

BENJAMIN FRANKLIN SAVINGS ASSOCIATION

BY: _____

TITLE: W. C. Pickens, Senior Vice President

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~W. C. Pickens~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of BENJAMIN FRANKLIN SAVINGS ASSOCIATION, the within named bargainor, a corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at Houston, Texas, this the 30th day of October, 1987.

My Commission Expires: 10-24-90

My Commission Expires: _____

Notary Public

7 9 7 3 5. SPECIAL WARRANTY DEED

IDENTIFICATION REFERENCE From BENJAMIN FRANKLIN SAVINGS ASSOCIATION

To SHIRLEY A. SPAIN, a single person

Address 3017 Goodwin Drive Nashville, TN 37217

Nov 4 10 34 AM '87
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7395 PAGE 457

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

76500.00- CAMT.
214.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 220.70-
9369A11/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.7.3.5.

IDENTIFICATION REFERENCE

NOV 4 10 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32654