FILE IN BOX #4
MAP 108-4
PARCEL 83
FB#: 03D-81157

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 74,000.00 .

Affiant

Subscribed and sworn to before me this the 19th day of November, 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:
HARVEY L. HEARN, JR., ETUX	BENJAMIN FRANKLIN SAVINGS ASSOCIATION
(Name)	(Name)
820 Fitzpatrick Road	5444 Westheimer Road
(Street Address)	(Street Address)
Nashville, Tennessee 37214	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 HARVEY L. HEARN, JR., and wife, MARY RENEE HEARN, as tenants by the entirety, hereinafter called the "Grantees", their 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. 290 on the Plan of Larchwood, Section Three, of record in Book 5200, Page 540, Register's Office for said County.

SAID Lot No. 290 fronts 70 feet on the westerly margin of Fitzpatrick Road and extends back 156.95 feet on the southerly line and 167.84 feet on the northerly line in the rear, measuring 70.85 feet thereon.

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 7315, Page 684, and corrected by instrument of record in Book 7406, Page 551, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6076, Page 69, and in Book 6122, Page 482, 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: 820 Fitzpatrick Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "Grantees", and the heirs or successors and assigns of said "Grantees", forever; and, the "Grantor" further covenants with the said "Grantees" 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 "Grantees", their 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 19th day of November, 1987.

ATTEST:

BENJAMIN FRANKLIN SAVINGS ASSOCIATION

BY: _____
W. C. PICKENS
TITLE: 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 19th day of November, 1987.

My Commission Expires: 10-24-90

My Commission Expires: _____

_____
Notary Public

SPECIAL WARRANTY DEED

From IDENTIFICATION REFERENCE

BENJAMIN FRANKLIN SAVINGS ASSOCIATION

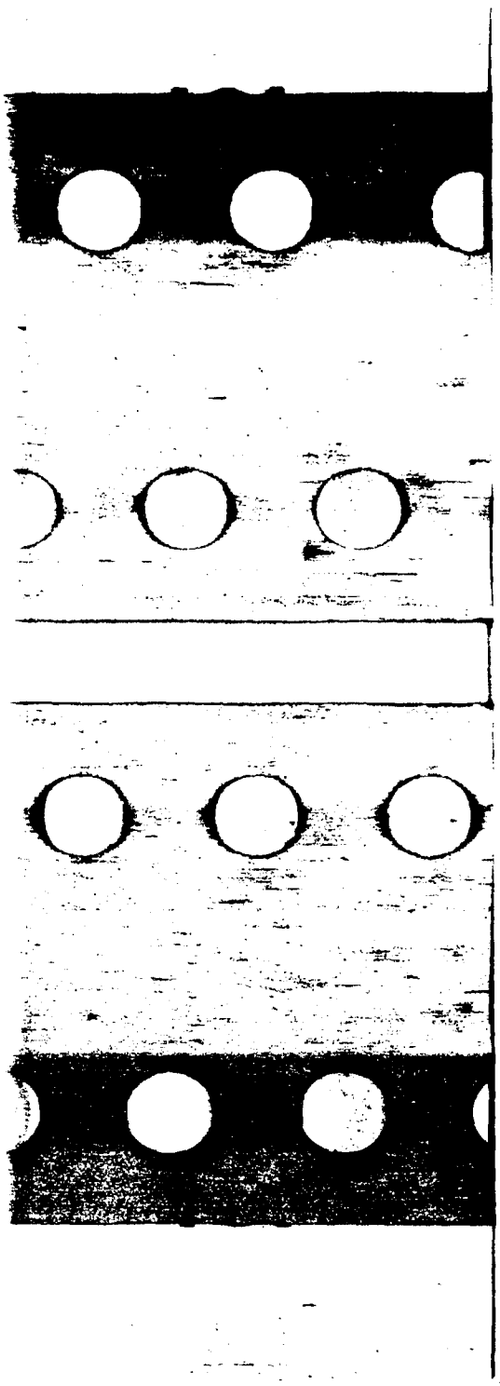
To DAVIDSON COUNTY, TN

HARVEY L. HEARN, JR., and wife MARY RENEE HEARN

Address

820 Fitzpatrick Road
Nashville, TN 37214

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 7412 PAGE 219

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

74000.00- CAMT.
207.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 213.70-
6273A11/25/87 GAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8. 5. 6 7. 8.

IDENTIFICATION REFERENCE

NOV 25 1 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39373