THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
WARREN OWENS
300 PARAGON MILLS ROAD
NASHVILLE, TN 37211

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
133-16-0

SPECIAL WARRANTY DEED

BOOK 7560 PAGE 256

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, COLWELL FINANCIAL CORPORATION

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WARREN OWENS and TOM C. ESSARY and wife, KATHLEEN ESSARY,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One of Greenwood Hills, of record in Plat Book 3106, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Colwell Financial Corporation by Trustee's Deed from Kathi L. Padgett, Trustee, of record in Book 7381, Page 803, Register's Office for Davidson County, Tennessee.

The warranties contained in this instrument are limited to the acts of the Grantor while in title to the described property.

35897

IDENTIF. REFERENCE

JUN 2 10 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0660 06/02 0101 03CHECK 209.50

This is ~~(an)~~ improved property, known as 300 Paragon Mills Road, Nashville, Tennessee 37211.

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, Grantee's heirs or assigns, forever; and Grantor 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; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of May, 1988.

COLWELL FINANCIAL CORPORATION

By: _____

~~STATE OF TENNESSEE~~
~~COUNTY OF~~ _____

On this _____ day of _____, 19___, before ~~me~~ personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the ~~person(s)~~ described in and who executed the foregoing instrument, and acknowledged that _he_ ~~executed~~ the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ Texas ~~KENTUCKY~~
COUNTY OF DALLAS

BOOK 7560 PAGE 257

Before me, the undersigned, of the State and County aforesaid, personally appeared Hector Valor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be the President (or other officer authorized to execute the instrument) of the COLWELL FINANCIAL CORPORATION, the within named bargainor, a corporation, and that he as such Authorized Signator, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by his self as Authorized Signator. Witness my hand and official seal, at office in DALLAS, ~~KENTUCKY~~ ~~TENNESSEE~~ Texas, this 31st day of May, 1988.

Bonnie J. Stokes
Notary Public

My Commission Expires: 12-15-91

BONNIE J. STOKES
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
DECEMBER 15, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

Tom C Essary
Affiant

Subscribed and sworn to before me, this the 1st day of June, 1988.

Wm. C. Caldwell
Notary Public

My Commission Expires: 3/11/91

WARRANTY DEED

from:

COLWELL FINANCIAL CORPORATION

to:

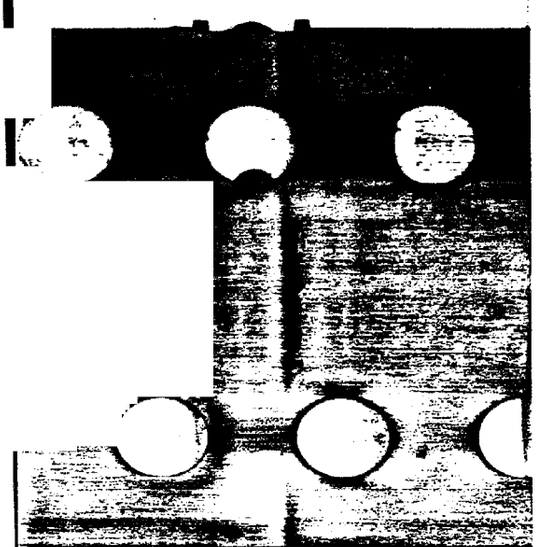
WARREN OWENS
and
TOM C. ESSARY and wife,
KATHLEEN ESSARY

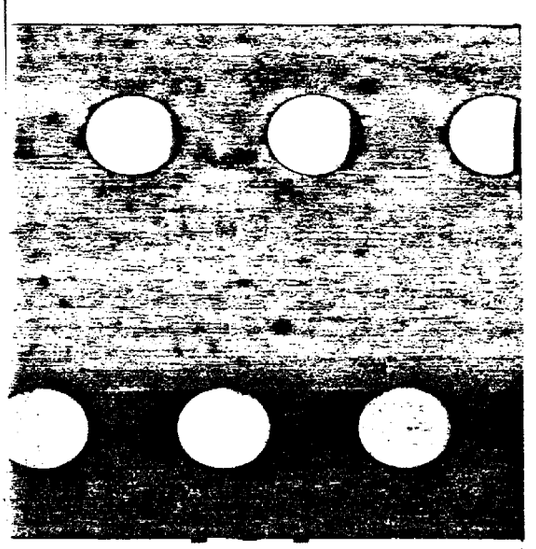
MAIL DEED TO:

REALTY WORLD - Caldwell
3813 Hillsboro Road
Nashville, TN 37215
(615) 383-2014; Res. 791-1313

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

PWJr:dp





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7560 PAGE 258

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

CAMT 72500.00
CON TX 203.00
PRFEE 0.50
WDEED 6.00
TOTAL 209.50
CHECK 209.50

06/02/88 01 10:49 0001 0660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35897

IDENTIFICATION REFERENCE

JUN 2 10 46 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 97564