BOX 33

This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counselor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL:
Claude A. Byrum and Lisa E. Byrum
5047 Seymour Hollow Road same 71-8-275
Whites Creek, Tennessee 37189

SPECIAL WARRANTY DEED

THIS INDENTURE, entered into this 28th day of August , A.D. 1990, by and between

CHEMICAL BANK AS TRUSTEE FOR AMERICAN HOUSING TRUST II,

hereinafter referred to as Party of the First Part, and

CLAUDE A. BYRUM and wife, LISA E. BYRUM,

hereinafter referred to as Parties of the Second Part,

WITNESSETH;

THAT, for and in consideration of the sum of Ten and no/100ths ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Party of the First Part, the said Party of the First Part has bargained, sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer and convey unto the Parties of the Second Part, their heirs and assigns, all of its right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

BEING Lot No. 105 on the Plan of Joywood, of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 50 feet on the southerly margin of East Trinity Lane, formerly Trinity Lane, and extends back 175.45 feet on the easterly line and 175.30 feet on the westerly line, to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Chemical Bank, not in its individual capacity but as sole Trustee for American Housing Trust II, by deed from D. W. McMackin, Substitute Trustee, of record in Book 7991, page 39, said Register's Office.

This is improved property known as 404 East Trinity Lane, Nashville, Tennessee.

This conveyeance is expressly made subject to the following:

1. The lien for 1990 Taxes which have been prorated and will be paid by the Grantee.

2. All matters appearing in the Plan of record in Book 974, page 45, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances and hereditaments thereunto appertaining, to the said Parties of the Second Part, their heirs and assigns, forever.

The First Party covenants with the Second Parties that the said First Party is seized and possessed of said land in fee simple, has good right to convey it.

The First Party covenants and binds itself and its successors and representatives to warrant and forever defend the title to the said land to the Second Parties, their heirs and assigns, against the lawful claims of all persons claiminf by, through or under the First Party, but not further or otherwise..

IN WITNESS WHEREOF, the First Party has caused this instrument to be executed by its duly authorized officers on the day and year first above written.

CHEMICAL BANK AS TRUSTEE FOR
AMERICAN HOUSING TRUST II

By: _____
Peter Morse, V.P. (Office)

STATE OF NEW YORK }
COUNTY OF New York }

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Peter Morse, 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 Vice President of Chemical Bank, Trustee for American Housing Trust II, the within named bargainor, a corporation, and that he, as such officer, executed the within instrument for the purposes therein contained, by signing the name of the corporation, by himself as Vice President.

WITNESS my hand and official seal at office this 22nd day of August, 1990.

My Commission expires: 2-8-92

_____
NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration for this transfer or value of the property, whichever is greater, is $18,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 6th day of September 1990.

_____
NOTARY PUBLIC

My Commission expires: 1-23-94

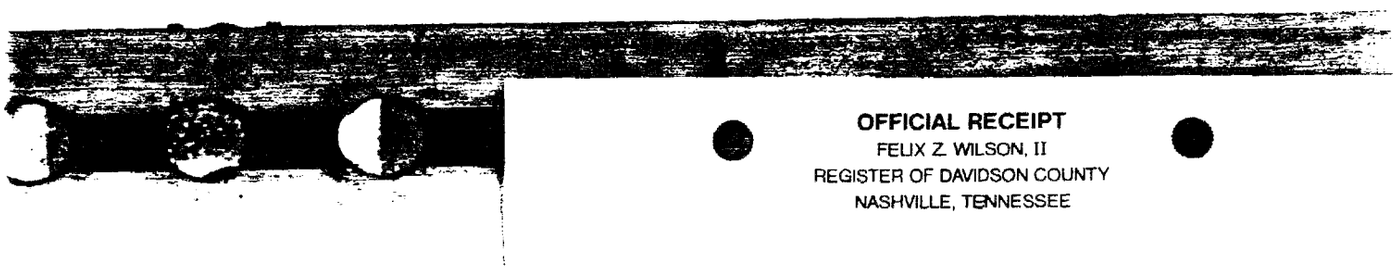
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TENNESSEE REFERENCE

SEP 6 11 30 AM '90

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN

6498 09/06 0101 02CHECK 66.40



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

RECEIVED OF _____

FOR _____

BOOK 8190 PAGE 379

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 18000.00
CON TX 59.40
PRFEE 1.00
MDEED 6.00
TOTAL 66.40
CHECK 66.40

09/06/90 01 11:31 0001 6498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

SEP 6 11 30 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 353179