FILE BOX 3

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Roger Ferrell 264 Hermitage Avenue Nashville, TN 37210	SAME	MAP 162-3 PARCEL 54 5DU-55173

This Instrument Prepared by Jack Case Wilson, Esq.
Cumberland Title Company, 25 Century Bv., Suite 405
Nashville, Tennessee, 37214

SPECIAL WARRANTY DEED BOOK 8319 PAGE 175

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank of Middle Tennessee, (Grantor) has bargained and sold, and hereby transfers and conveys to Roger Ferrell and wife, Deborah K. Ferrell (Grantee) 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, Roger Ferrell and wife, Deborah K. Ferrell 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 assumed by the Grantee.

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 and assigns against the lawful claims of all persons claiming by, through or under Grantor.

Executed this 12th day of March, 1991.

Matthew L. Stark, Vice President (GRANTOR)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Stark with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Dominion Bank of Middle Tennessee the within named bargainor, and corporation, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 12th day of March, 1991.

Notary Public

My Commission Expires 5/24/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Priscilla Neal
Affiant

Subsrcibed to and sworn before me this 12th of March, 1991.

Notary Public

My Commission Expires 5-20-92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Antioch Park, Section 3, of record in Book 4460, Page 25, Register's Office for said County.

Said Lot No. 196 fronts 95.64 feet along the reverse curve of the southwesterly margin of Lindy Murff Court and extends back 155.4 feet on the northwesterly line and 198.4 feet on the southeasterly line to a line in the rear, measuring 80.08 feet thereon.

Being the same property conveyed to Dominion Bank National Association by Substitute Trustee's Deed from Real Security, Inc., Substitute Trustee of record in Book 8120, Page 926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 4519, page 933, Register's Office for said County.

ID 0 2 6 7 2

MAR 29 10 26 AM '91

FEE. IDENTIF. REFERENCE

DAVIDSON COUNTY TN.

7627 03/29 0101 03CHECK 188.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 177

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 55000.00
CON TX 181.50
PRFEE 1.00
WDEED 6.00
TOTAL 188.50
CHECK 188.50

03/29/91 01 10:26 0001 7627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 2 6 7 a

IDENTIF. REFERENCE

MAR 29 10 26 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 408350