Leon Sharber, Attorney
1161 Murfreesboro Road, S. 505
Nashville, TN 37217

Map 173-04-0-A
Parcel 046
Field Bk. No. 5DX 00064

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 8329 PAGE 302

THAT FIRST GIBRALTAR BANK, FSB, hereinafter called Grantor, as transferee of certain assets (including the hereinafter described property) from the FSLIC, as receiver for FIRST TEXAS SAVINGS ASSOCIATION, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged has BARGAINED, SOLD, and by these presents does hereby TRANSFER AND CONVEY unto ANTHONY E. UNGER AND WIFE, KAREN M. UNGER, herein called Grantee, that certain property described as follows:

Being Lot No. 46, on the Plan of Oak Highlands Subdivision, Phase 1, as of record in Plat Book 6900, pages 432 through 435, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Grantor by deed of record in Book 7962, Page 760, RODC

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1.) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property.

(2.) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interests and transfers of interest of any character, in the oil, gas or minerals of record pertaining to any portion(s) of the herein described Property;

(3.) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect.

(4.) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the Property and any portion(s) thereof;

(5.) Ad valorem taxes and assessments as well as M.U.D. taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which the Grantee assumes; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property together with all and singular the rights of appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever and, except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and assigns, to WARRANTY and FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY, OR THE IMPROVEMENTS LOCATED THEREON (IF ANY), INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PROPERTY, AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" and "WHERE IS" IN ITS PRESENT CONDITION.

Executed this 11th day of April, 1991. BOOK 8329 PAGE 303

ATTEST:

N/A

FIRST GIBRALTAR BANK, FSB

BY: Norma J. Hagan

NAME: NORMA J. HAGAN

TITLE: REAL ESTATE OFFICER

Mail Tax Bills To:
MAILING ADDRESS OF GRANTEE:

Anthony E. Unger etux
4810-B Torbay Dr
Nashville, Tn. 37211

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undesigned, a notary public in and for the state and county aforesaid, NORMA J. HAGAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the REAL ESTATE OFFICER of the Maker or a constituent of the Maker and is authorized by the Maker of by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand and seal this 11th day of April, 1991.

My Commission Expires:

MARIE MEZA
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
SEPT. 17, 1992

Marie Meza
Notary Public for the STATE OF TEXAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer, whichever is greater, is $32,000.00.

Affiant

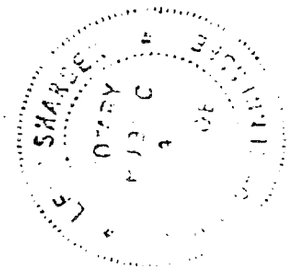
COUNTY OF DAVIDSON

Subscribed and sworn to before me on this the 12th day of April, 1991.

BOOK 8329 PAGE 304

My Commission Expires:
27 Feb 93

Notary Public



4444 04/12 0101 03CHECK 118.60

06254

IDENTIF. TREFERENCE

APR 12 11 49 AM '91

DAVIDSON COUNTY TN.

ADDENDUM TO SPECIAL WARRANTY DEED DATED April 12, 1991
FROM FIRST GIBRALTAR BANK, FSB TO Anthony E. Unger etux Karen M. Unger

SPECIAL PROVISION: WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED, OR THE IMPROVEMENTS LOCATED THEREON (IF ANY), INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE(S) HAS CAREFULLY INSPECTED THE PREMISES (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND, BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS," WITH ALL FAULTS AND IN ITS PRESENT CONDITION.

Ad valorem taxes having been prorated to the date hereof, Grantee(s) assumes payment thereof.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described Property;

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interests and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the herein described Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad valorem taxes and assessments as well as M.U.D. taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee(s) assumes; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee(s) assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the herein described Property.

GRANTOR hereby excepts, retains, and reserves, for itself, its successors and assigns, and does not hereby or herein convey, any right, title, or interest of Grantor in and to the oil, gas, hydro-carbons, and other minerals in and under the land described herein. The Grantor, for itself, its successors and assigns, waives the right to use the surface in connection with its mineral interest hereby excepted, retained, and reserved.

GRANTEE(S) ACCEPT THIS DEED SUBJECT TO THE FOREGOING SPECIAL PROVISIONS

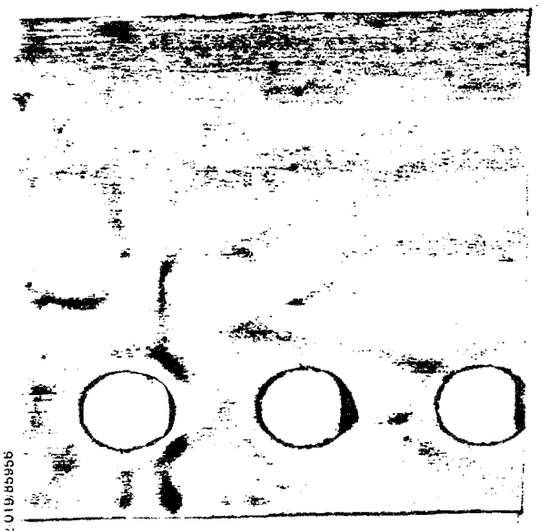
Witness

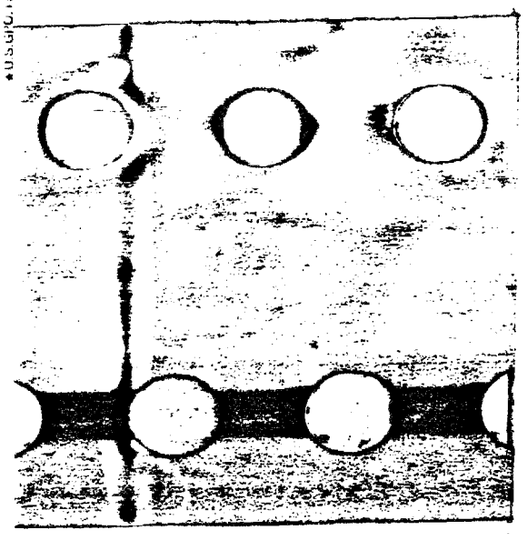
Witness

(Name): Anthony E. Unger
(Date): April 12, 1991

(Name): Karen M. Unger
(Date): April 12, 1991

Rev. 11-20-89





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

RECEIVED OF _____

FOR _____

BOOK 8329 PAGE 306

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 32000.00
CON TX 105.60
PRFEE 1.00
WDEED 12.00
TOTAL 118.60
CHECK 118.60

04/12/91 01 11:50 0001 4444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06254

IDENTIF. REFERENCE

APR 12 11 49 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 412508