This Instrument Prepared by:
Leon Sharber, Attorney
1161 Murfreesboro Road, S. 505
Nashville, TN 37217

Map 173-04-0A
Parcel 42
5DX 00060

SPECIAL WARRANTY DEED

BOOK 8334 PAGE 880

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 of sufficiency of which is hereby acknowledged has BARGAINED, SOLD, and by these presents does hereby TRANSFER AND CONVEY unto FRANCIS J. WAGNER, herein called Grantee, and wife, BERNADETTE M. WAGNER that certain property described as follows:

Being Lot No. 42 on the Plan of Oak Highlands, Phase 1, as of record in Plat Book 6900, pages 432 through 435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to First Gibraltar Bank, FSB by deed of record in Book 7962, page 760, Register's Office for Davidson County, Tennessee.

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 and 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.

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

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 restrictions from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and assigns, to WARRANT 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 19th day of April, 1991.

ATTEST:

N/A

FIRST GIBRALTAR BANK, FSB

BY: Norma J. Hagan

NAME: NORMA J. HAGAN

TITLE: REAL ESTATE OFFICER

SEND TAX BILLS TO:
MAILING ADDRESS OF GRANTEE:

Francis J. Wagner
2212 Hickory Highlands
Antioch, TN 37013

FELIX A. WILSON II REGISTER DAVIDSON COUNTY TN.
APR 22 12 22 PM '91
IDENTIF. TREFERENCE
084 08

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, 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 or 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 19th day of April, 1991.

My Commission Expires:

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

Marie Meza
Notary Public STATE OF TEXAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer, whichever is greater, is $58,000.00.

Francis J. Wagner
Affiant

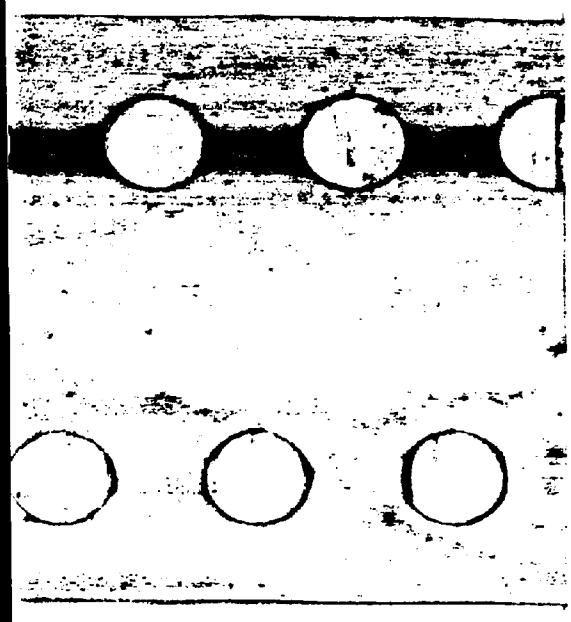
Sworn to and subscribed before me, this 18th day of April, 1991.

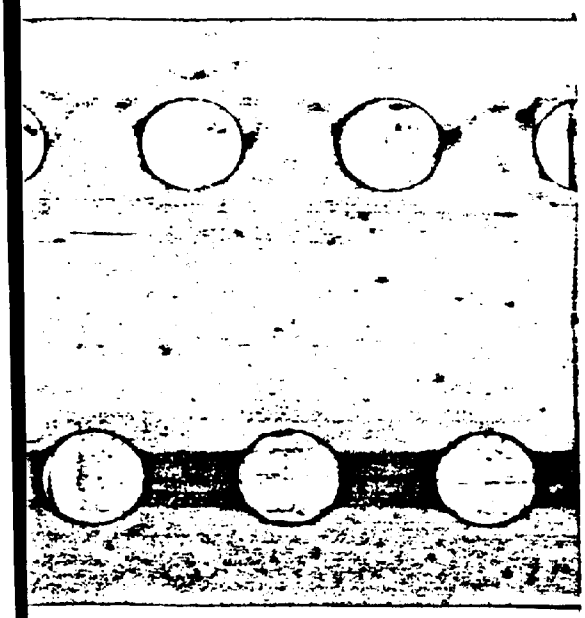
JOSEPH S. WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
5/20/92

Laura S. Weiss
Notary Public

SEND TAX BILLS TO: 010 03CHECK 58.40





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

RECEIVED OF _____

FOR _____

BOOK 8334 PAGE 882

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CONT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONT

| | |
|---|---|
| | 0.00 |
| CAMT | 58000.00 |
| CON TX | 191.40 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 198.40 |
| CHECK | 198.40 |

04/22/91 01 12:20 0001 6895

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

APR 22 12 22 PM '91

IDENTIF. REFERENCE

08408

No. 414916