FILE BOX 45

BOOK 8344 PAGE 479

FROM: First American National Bank

TO: Peter James Kopcsak

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
25 Century Blvd., Suite 202
Nashville, TN 37214

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Peter James Kopcsak	Atlantic Coast Mortgage	Map 131J - 7-0-E
1913 Randolph Place	12700 Fair Lake Circle	Parcel 14 CO
Nashville, TN 37215	Fairfax, VA 22033	

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 86,000.00 .

Affiant

Subscribed and sworn to before me, this the 1st day of May, 19 91 .

Notary Public

My Commission Expires: 7/24/93

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, First American National Bank , hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Peter James Kopcsak, unmarried , hereinafter called the GRANTEES, their 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 Unit 7-A on the Plan of Evergreen of record in Book 6250, Page 395, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to First American National Bank by Substitute Trustee's Deed from Guaranty Title Company of record in Book 8304, Page 228, Register's Office for said County.

This is improved property known as 1913 Randolph Place, Nashville, TN 37215

THIS conveyance is subject to a Master Deed and By-Laws of record in Book 6936, Page 936, Register's Office for said County.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 1st day of May , 1991 .

First American National Bank

BY: S. Mark McCoy AVP.
S. Mark McCoy, Asst. Vice President

FILED

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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 S. Mark McCoy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Asst. Vice President of First American National Bank, the within named bargainor, and corporation, and that he as such Asst. Vice Pres., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said S. Mark McCoy as such Asst. Vice Pres..

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1991.

My Commission Expires: 7/24/93

Patricia Nuckolls

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

11606

IDENTIF. REFERENCE

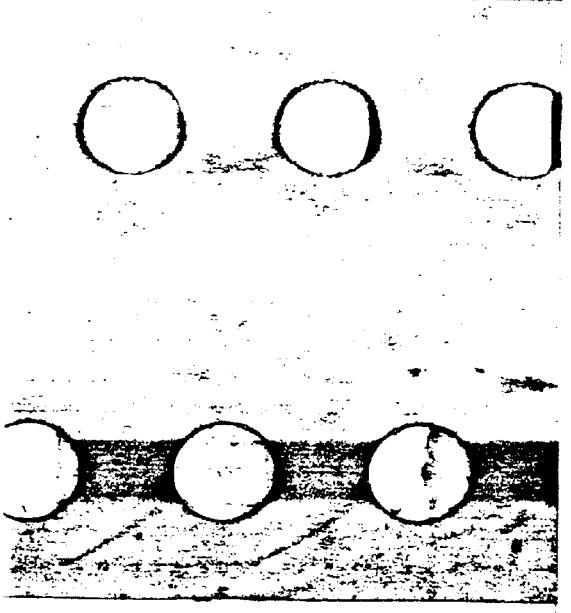
MAY 3 10 14 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

8885 05/03 0101 03CHECK

80-062 290.80





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 86000.00
CON TX 283.80
PRFEE 1.00
WDEED 6.00
TOTAL 290.80
CHECK 290.80
05/03/91 01 10:14 0001 8885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FILED

IDENTIF. REFERENCE

MAY 3 10 14 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 418538