Address of New Owner
Cherae M. Farmer
1421 Timber Valley Drive
Nashville, TN 37214

Send Tax Bills To: Box 1
Century Mortgage Corporation
15 Century Boulevard, Suite 100
Nashville, TN 37214

SPECIAL WARRANTY DEED map & Parcel
108-16-0 06400

THE STATE OF Tennessee (KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Davidson (BOOK 8382 PAGE 636

THAT BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION, ("Grantor"), a Federally chartered savings association, of Harris County, Texas, formerly known as Benjamin Franklin Savings Association, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other consideration to Grantor of and which are hereby acknowledged, does hereby GRANT, SELL CONVEY, ASSIGN, and DELIVER to Cherae M. Farmer, unmarried (called "Grantee"), the real property situated in Davidson County, Tennessee, described in Exhibit A attached hereto and made a part hereof together will all improvements thereon, fixtures affixed thereto, and appurtenances (the "Property"), subject to general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, and all of the encumbrances described in Exhibit B attached hereto and made a part hereof (all of the foregoing hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whosoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Encumbrances.

BY ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION , LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

Current ad valorem taxes on the subject property having been prorated, Grantee hereby assumes the payment thereof.

This Instrument Prepared by:
GUARANTY TITLE AND ESCROW COMPANY
2711 MURFREESBORO ROAD, SUITE 105
ANTIOCH, TN 37013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47A, Zone Lot Division of Lot No. 47, on the Plan of Percy Priest Woods, Section Two, of record in Plat Book 6250, Page 91 and amending Plat Book 5800, Page 259, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin Franklin Federal Savings Association by deed of record in Book 8138, Page 923, Register's Office for Davidson County, Tennessee.

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

25474.

IDENTIFICATION REFERENCE

JUN 25 10 37 AM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective as of the 19th of June, 1991.

GRANTOR:

BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION

By: _____
Name: W. C. Pickens
As Its: Sr. Vice President

(ACKNOWLEDGEMENT)

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was acknowledged before me on the 19th day of June, 1991, by W. C. Pickens, Senior Vice President (Title) of Benjamin Franklin Federal Savings Association, a Federally chartered savings association, on behalf of said Association.

_____
Notary Public in and for
the State of TEXAS

My Commission Expires 12/03/94
Mary Ellen Cramer

ACKNOWLEDGED AND ACCEPTED:

_____
(Grantee)

_____
(Grantee)

The Actual Consideration Or Value, Which Ever Is Greater, For This Transfer Is $41,000.00.

_____
Affiant

Subscribed And Sworn To Before Me, This The 19th Day Of June, 1991.

_____
Notary Public

My Commission Expires: October 9, 1991

FORMS\GENSWD.DOC
03/29/91

7576 06/25 0101 03CHECK 145.30



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8382 PAGE 639

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 41000.00
CON TX 135.30
PRFEE 1.00
WDEED 9.00
TOTAL 145.30
CHECK 145.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 39 0001 7576

25474.

IDENTIFICATION REFERENCE

JUN 25 10 37 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 434575