BOOK 8546 PAGE 767

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of February 1992 by and between C&S/Sovran Credit Corporation now being Nations Banc Financial Services, party of the first part and Clint T. Billings & wife, Lisa D. Billings party of the second part:

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Being Lot No. 24 on the Plan of Leek's Subdivision of Arthur Tract as of record in Book 547, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property convyed to C & S Sovran Credit Corporation by deed from Ingram & Lowe Attorneys, Substitute Trustee of record in Book 8524, page 426, Register's Office for Davidson County, Tennessee.

8251 IDENTITY REFERENCE FEB 10 [illegible] 92

9735 02/10 0101 03CHECK 77.30

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

C&S/Sovran Credit Corporation now being
Nations Banc Financial Services

By: [signature]

Title: AVP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Michael B. Sigmon, with whom I am personally acquainted and who upon his oath acknowledged himself to be Asst. Vice President of Nations Banc Financial Services, a corporation, the within named bargainor and that he as such Asst. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Asst. Vice President.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 10th day of February, 1992.

Notary Public

My commission expires: January 22,1995

Property Address: 405 Myrtle Avenue, Nashville, Tennessee 37206

Mail tax bills to: (Person or Agency responsible for payment of taxes)

MP 82-8-216

Clint T. Billings and wife, Lisa D. Billings Same as above

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $19,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of February, 1992.

Notary Public

My commission Expires: January 22,1995

THIS INSTRUMENT PREPARED BY:

AMQUI TITLE & ESCROW, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	19000.00
CON TX	70.30
PRFEE	1.00
WDEED	6.00
TOTAL	77.30
CHECK	77.30

02/10/92 01 10:31 0001 9735
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8291 C

IDENTIFI REFERENCE

FEB 10 10 31 AM '92

DAVIDSON COUNTY, TN

No. 500328