Box 58

BOOK 8548 PAGE 185

car5187/mmt:1/23/92
SVN503-1687

FROM: NATIONSBANK OF TENNESSEE

TO: ARLEEN MARY SCHUHMACHER

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239-1200

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Arleen Mary Schuhmacher 314 Cross Timbers Dr Nashville, TN 37221	CTX Mortgage Company P.O. Box 19000 Dallas, Texas 75219	Map 128-14 Parcel 82

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Arleen Mary Schuhmacher
Affiant

Subscribed and sworn to before me, this the ____ day of January, 1992.

Notary Public

My Comm. Expires: 11-27-93

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, NationsBank of Tennessee, (formerly Sovran Bank/Tennessee), a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Arleen Mary Schuhmacher, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as 314 Cross Timbers Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, her 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 GRANTEE, her 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.

83432

IDENTIFICATION REFERENCE

FEB 11 2 48 PM '92

DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the _____ day of January, 1992.

ATTEST:

BY: Jeffrey S. Mayfield

TITLE: Banking Officer

NATIONSBANK OF TENNESSEE

BY: T. H. Bishop

TITLE: E.V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared T.H. Bishop and Jeffrey S. Mayfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be E.V.P. and Asst. Secretary respectively of NationsBank of Tennessee, the within named bargainor, a corporation, and that they, as such E.V.P. and Asst. Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by T.H. Bishop as such E.V.P. and Jeffrey S. Mayfield as such Asst. Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of January, 1992.

Notary Public

NOTARY PUBLIC

My Commission Expires: 9-26-92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Harpeth Park, Section II, as of record in Book 3700, page 58, Register's Office for said County.

Said Lot No. 160 fronts 100.0 feet on the northeasterly margin of Cross Timbers Drive and extends back 389.71 feet on the northwesterly line and 420.0 feet on the southeasterly line to a rear line, which is broken, measuring 132.31 feet thereon.

Being the same property conveyed to Sovran Bank/Tennessee by Substitute Trustee's Deed of record in Book 8475, page 707, Register's Office for said County.

The above property is conveyed subject to the following:

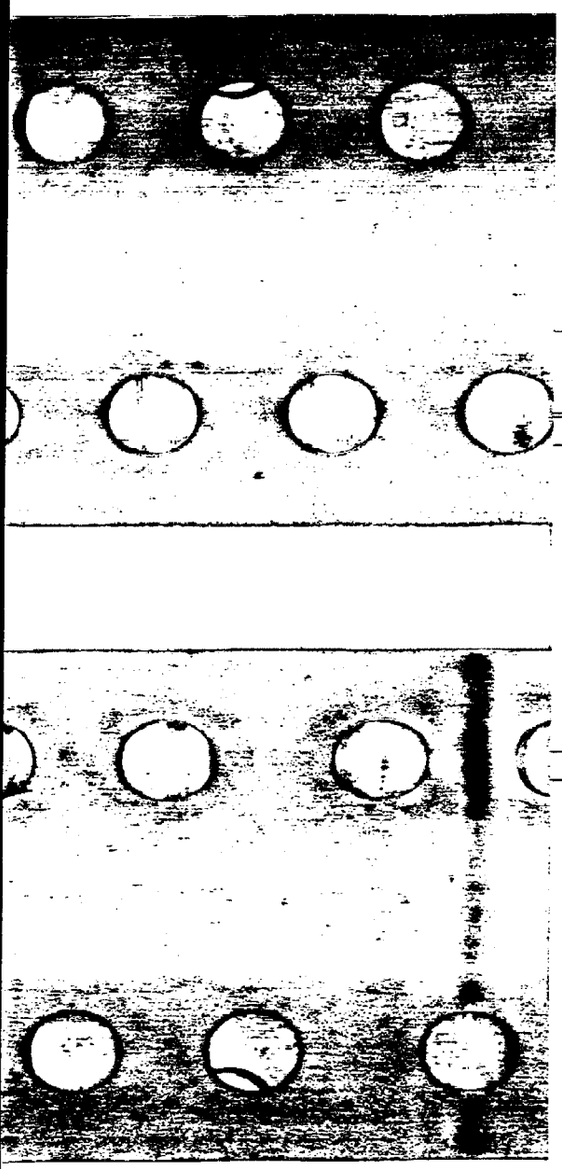
1. 1992 Metropolitan Government taxes.

2. Restrictive covenants contained in an instrument of record in Book 3990, page 68, Register's Office for said County.

3. All matters shown on the Plan of record in Plat Book 3700, page 58, Register's Office for said County.

0344 02/11 0101 03CHECK 315.25

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 82500.00
				CON TX 305.25
				PRFEE 1.00
				WDEED 9.00
				TOTAL 315.25
				CHECK 315.25
02/11/92	01			14:48 0001 0344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83432

IDENTIFICATION REFERENCE

FEB 11 2 48 PM

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 500928