This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

M & W Investments
P.O. Box 8
Greenbrier, TN 37073

Same

93-16
Parcel 180

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $14,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 1992

Notary Public-at-Large

My Commission Expires: 5-23-94

FOR AND IN CONSIDERATION of the sum of $14,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto M & W Investments (hereinafter "Grantee"), its successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Subdivision of the Kocsis Property, not of record, being sometimes called Lot No. 3 in the Division of said property and more particularly described as follows:
>
> Beginning in the north margin of Fain Street, 91 feet west of the northwest corner of Fain Street and Fairfield Avenue, being the southwest corner of the property conveyed to Ella S. Donlon by deed from Jacobs H. Doyle, as of record in Book 1005, page 589; thence with Donlon's line, North 165 feet to an alley; thence West with the south margin of said alley, 36 feet to a point; thence South 165 feet to the north margin of Fain Street; thence East with said street, 36 feet to the point of beginning.
>
> Being the same property conveyed to First American National Bank by Trustee's Deed of record in Book 8530, Page 270, Register's office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 92 Fain Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metropolitan Davidson County Ad Valorem taxes for the property which remain unpaid at the time of this conveyance.

2. All matters which would be disclosed by a survey of the property.

3. All easements, restrictions, set back requirements or other conditions of record in the Davidson County Register of Deeds offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 28th day of February, 1992.

FIRST AMERICAN NATIONAL BANK

By: _____

Title: SENIOR VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

5382 02/28 0101 03CHECK 58.80

Before me, DAVID M. Smythe, a Notary Public for the State of County aforesaid, personally appeared Zachary J. Martin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice-President of First American National Bank, the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 28th day of February, 1992.

_____
Notary Public – at-Large

My Commission Expires: 5-23-94

8.7.8.6.9.

IDENTIFICATION REFERENCE

FEB 28 11 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 8560 PAGE 838

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 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 6.00
TOTAL 58.80
CHECK 58.80

02/28/92 01 11:03 0001 5382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6. 7. 8. 9.

IDENTIFIT REFERENCE

FEB 28 11 03 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 505891