Buyer

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8609 PAGE 787

ADDRESS NEW OWNER: SEND TAX BILL TO: MAP-PARCEL
George E. Thomas, Jr. (SAME) Map 104-09K
3818 West End Avenue, Suite 213 Parcel 297C
Nashville, Tn 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BancBoston Mortgage Corporation, a Florida corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said George E. Thomas, Jr. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

3999 04/24 0101 03CHECK 490.30

Being part of the same property conveyed to BancBoston Mortgage Corporation, a Florida corporation by deed from D. Reed Houk, as Successor Trustee, of record in Book 7756, page 358, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by reference.

This is improved property known as 3828 West End Avenue, Nashville, Tn 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 16th day of April, 1992.

BANCBOSTON MORTGAGE CORPORATION

By: Vernon F. McDaniell

Its: Vice President

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, Sandra D. Cooper, a Notary Public of said county and state, Vernon F. McDaniell with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of BancBoston Mortgage Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of April, 1992.

Sandra D. Cooper
Notary Public
Sandra D. Cooper

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: [illegible] DEC. 2, 1993.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $129,000.

Affiant

Subscribed and sworn to before me this 17th day of April, 1992.

Notary Public
My Commission Expires: 5/28/95

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision of The Montclair of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

EXHIBIT "B" BOOK 8609 PAGE 790

1. Real estate taxes for 1992, which have been prorated between the parties and assumed by the Grantee.

2. All matters shown on the plan of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee.

3. Terms, conditions and provisions of Easement of record in Book 7902, page 145, said Register's Office.

4. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

04647
IDENTIF. TREFERENCE
APR 24 2 31 PM '92
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8609 PAGE 791

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 129000.00
CON TX 477.30
PRFEE 1.00
WDEED 12.00
TOTAL 490.30
CHECK 490.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/92 01 14:31 0001 3899

IDENTIF. TREFERENCE

04647

APR 24 2 31 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 524707