BOOK 8656 PAGE 359

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.

Roger Dale Ferrell
Deborah Kay Ferrell
117 Lindy Murff Court
Antioch, TN 37013

Same

Map 81-15
Parcel 312

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $34,000.00.

Deborah Kay Ferrell
Affiant

Subscribed and sworn to before me, this 24th day of April, 1992.

David M Smythe
Notary Public - at Large

My Commission Expires: 5-23-94

FOR AND IN CONSIDERATION of the sum of $34,000.00, 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 Roger Dale Ferrell and wife, Deborah Kay Ferrell (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate described as follows:

> Land in Davidson County, Tennessee, being parts of Lots Nos. 31 and 32 in the Manlove Plan, a plan of which is recorded in Plan Book 21, page 129, of the Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots 31 and 32 begin at a point in the southeast corner of the intersection of 18th Avenue North (formerly Salem Street) and Underwood Street and run back thence eastwardly along the southern margin of Underwood Street 63 feet to a point; thence southwardly parallel with 18th Avenue North 130 feet to a point; thence westwardly and parallel with Underwood Street 63 feet to 18th Avenue North; thence northwardly along the eastern margin of 18th Avenue North 130 feet to the beginning.
>
> INCLUDED in the above description but EXCLUDED from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Robert M. Garfinkle, an unmarried

man, of record in Book 5061, page 741, said Register's Office, as follows:

Being part of Lot No. 31 in the Manlove Plan, a Plan of which is of record in Plan Book 21, page 129, Register's Office for Davidson County, Tennessee.

Beginning at the southeast corner of the intersection of Salem Street (18th Avenue North) and Underwood Street; thence southwardly along the eastern margin of Salem Street 130.00 feet to a point; thence easterly 13.10 feet to a point; thence northwardly 104.19 feet along the new relocated eastern margin of Salem Street to a point; thence northeasterly 40.06 feet around a curve that has a 25 foot radius to a point; thence westwardly 38.00 feet along the present southerly margin of Underwood Street to the point of beginning and containing 0.04 acres, more or less.

Being the same property conveyed to First American National Bank by successor Trustee's Deed of record in Book 8581, page 552, Register's office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1731 Underwood Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantees, their 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 Grantees, their 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 24th day of April, 1992.

FIRST AMERICAN NATIONAL BANK

By: Samuel M. Ballestaw

Title: VP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public for the State of County aforesaid, personally appeared Samuel M. Ballestaws with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice-president of First American National Bank, the within named bargainor, a corporation, and that he as such offici 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 offici.

Witness my hand and official seal at office this 24th day of April, 1992.

David M Smythe
Notary Public - at Large

My Commission Expires: 5-23-94

20917

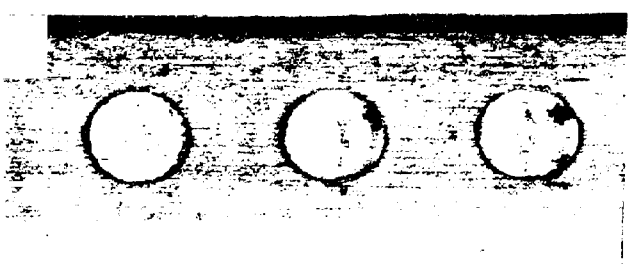
IDENTIF. TREFERENCE

JUN 19 2 58 PM '92

FELIX Z. ANSON, REGISTER
DAVIDSON COUNTY TN.

PICK-UP

3072 06/19 0101 01CASH 135.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

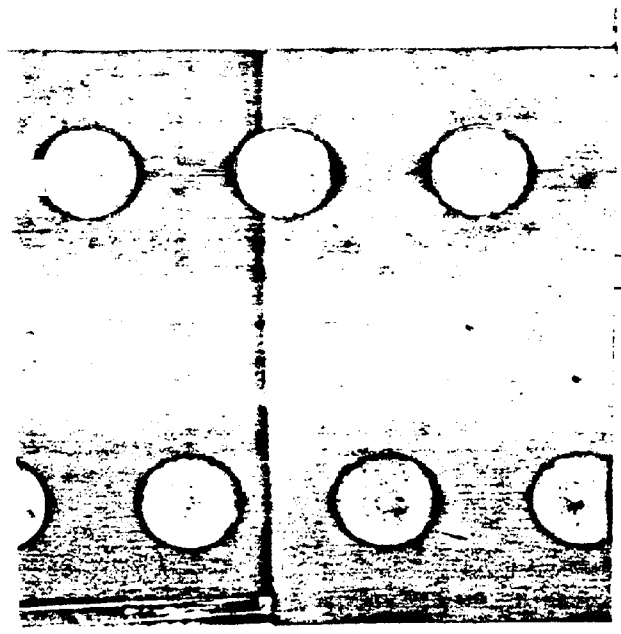
RECEIVED OF _____

FOR _____

BOOK 8656 PAGE 362

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
06/19/92	01	CAMT 34000.00 CON TX 125.80 PRFEE 1.00 WDEED 9.00 TOTAL 135.80 CASH 135.80	14:58 0001 3072	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20917

IDENTIF. REFERENCE

JUN 19 2 58 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542800