ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
John Thomas Lundberg	SouthTrust Mortgage Corp.	62-2A-60
2631 Paddlewheel Drive	P. O. Box 532060	3DX00179
Nashville, TN 37214	Birmingham, AL 35253-2060	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) cash plus full assumption of the entire indebtedness owing on the existing loan with SouthTrust Mortgage Corporation.

Janice A. Volk, Unmarried

has bargained and sold, and by these present does transfer and convey unto the said John Thomas Lundberg, Unmarried, the GRANTEE herein, , his heirs and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55A on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Thomas Lundberg and Janice A. Volk by deed from Cross Properties, a Tennessee General Partnership of record in Book 7196, page 733, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Real estate property taxes due for 1992, which are not yet due and payable but which shall be assumed by the Grantee;

Restrictive covenants contained in instrument of record in Book 6851, Page 370, amended in Book 6982, Page 747, said Register's Office;

Charter and By-Laws of River Trace Homeowners Association, Inc. of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee; and,

Plan of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2631 Paddlewheel Drive, Nashville, Tennessee 37214.

And I do covenant with the said GRANTEE that I have taken no action or failed to take any action which has resulted or would result in decreasing my interest in the property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of September, 1992.

Janice A. Volk

Janice A. Volk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Janice A. Volk, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledges that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of September, 1992.

Linda Cantrell
Notary Public

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $2,500.00 plus one half of the value of the existing indebtedness assumed by purchaser ($39,518.70). This is equal to or greater than the property would bring at a fair and voluntary sale.

John Thomas Lucas

Sworn to and subscribed before me this 22nd day of September, 1992.

Linda Cantrell
Notary Public

My Commission Expires: 11/27/93

mail

THIS INSTRUMENT PREPARED BY:
CHAFFIN AND BURNSED
1005 18th Avenue South
Nashville, Tennessee 37212

4 6 0 5 8

LUNDBERG IDENTIFICATION REFERENCE

SEP 16 9 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6984 09/16 0101 CKCHECK 155.22

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

RECEIVED OF _____

FOR _____ BOOK 8730 PAGE 692

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	39518.70
			CON TX	146.22
			PRFEE	1.00
			WDEED	8.00
			TOTAL	155.22
			CHECK	155.22

09/16/92 01 09:14 0001 6984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

460538

IDENTIFICATION REFERENCE

SEP 16 9 13 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 570630