BOOK 8748 PAGE 700

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This Instrument Was Prepared By:

Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Map and Parcel 159-02-062
Send Tax Bills To:
New Owner

New Owner:

Mr. and Mrs. Willard W. Young, III
2417 Fox Haven Rd
Franklin, TN 37064

Mortgagee:

Dominion Bank of Middle Tennessee
198 East Main
Franklin, TN 37064

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, UNION PLANTERS NATIONAL BANK, successor by merger to Fidelity Federal Bank, F.S.B. ("Grantor"), has bargained and sold and by these presents does transfer and convey to WILLARD W. YOUNG, III and wife, MARSHA S. YOUNG ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 71 on the Plan of Hound's Run, as of record in Plat Book 6900, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee by deed of record in Book 8051, page 352, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, their heirs and assigns, forever.

This conveyance of the said real property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. Sewer and Water Easements of record in Book 7474, page 695, Book 7430, page 183, Book 8119, page 538, and Book 8119, page 535, said Register's Office.
3. All matters on plan of record in Book 6900, page 167-171, said Register's Office.
4. Restrictions in Book 7079, page 995, as amended in Book 7238, page 736, said Register's Office.
5. By-Laws in Book 7080, page 8, said Register's Office.

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, their 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on this 15 day of September, 1992.

UNION PLANTERS NATIONAL BANK
(successor by merger to Fidelity Federal Bank, F.S.B.)

BY: _____
SEAN D. HART, Banking Officer

52023

REFERENCE

SEP 15 2 17 PM '92

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sean D. Hart, 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 Banking Officer of UNION PLANTERS NATIONAL BANK, successor by merger to Fidelity Federal Bank, F.S.B., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Franklin, Tennessee, this 30 day of September, 1992.

Marie A Sweeney
NOTARY PUBLIC

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is SIXTY FIVE THOUSAND DOLLARS ($65,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of September, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8748 PAGE 702

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50

10/05/92 01 14:18 0001 7542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52023

IDENTIFICATION REFERENCE

Oct 5 2 18 PM '92

DAVIDSON COUNTY, TN

No. 577078