BOOK 8793 PAGE 979

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of November, 1992, by and between Union Planters Bank successors in interest to Fidelity Federal Bank F. S. B., party of the first part and Dr. Harvard W Stephens and wife, Dr. Barbara Stephens, party of the second part:

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee:

Tract I: Land in Davidson County, Tennessee, being Lot No. 188 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, said Register's Office.

Said Lot No. 188 fronts 50 feet in the north side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fidelity Federal Bank F. S. B. by Successor Trustee Deed from William L Rosenberg, Successor Trustee, of record in Book 8436, page 741, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Village by the Creek, Section Five, as of record in Book 6250, page 221, said Register's Office

Being the same property conveyed to Fidelity Federal Bank F. S. B. by Successor Trustee Deed from Darlene T Marsh, Successor Trustee of record in Book 8569, page 95, Register's Office for Davidson County, Tennessee

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

PARTY OF THE FIRST PART HERE:

BY: _____

TITLE: _____

6 7. 2. 8. 3.

IDENTIFICATION REFERENCE

Nov 23 1 04 PM '92

[illegible] WILSON II REGISTER
DAVIDSON COUNTY, TN

123 0101 03CHECK 166.25

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Sean D Hart with whom I am personally acquainted and who upon his cath acknowledged himself to be the Banking Officer of Union Planters Bank, a corporation, the within named bargainor and that he as such Banking Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Banking Officer.

WITNESS my hand and official seal at office in Goodlettsville, on this the 19th day of November, 1992

Notary Public

My Commission expires: March 25, 1995

Property Address:

1605 A & B Long Avenue Map/Parcel 94-1-424
Nashville, Tn 37206
3717/3719 Brickmont Drive Map/Parcel 50-11-69
Nashville, Tn 37216

Mail tax bills to: (Person or Agency responsible for payment of taxes)

Dr. Harvard W Stephens
612 Hill road, Brentwood, Tn 37207

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $42,500.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

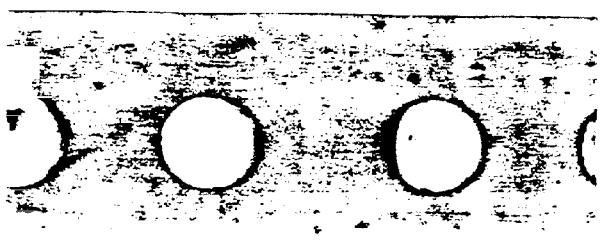
Banking Officer / UPB
Affiant

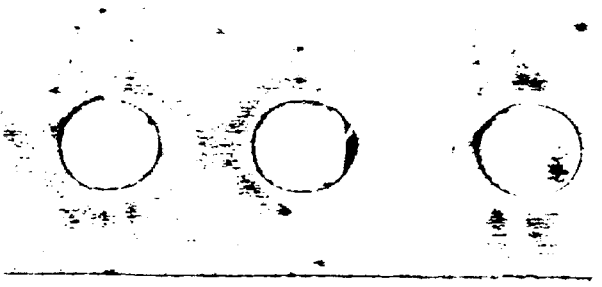
Subscribed and sworn to before me this the 20th day of November, 1992.

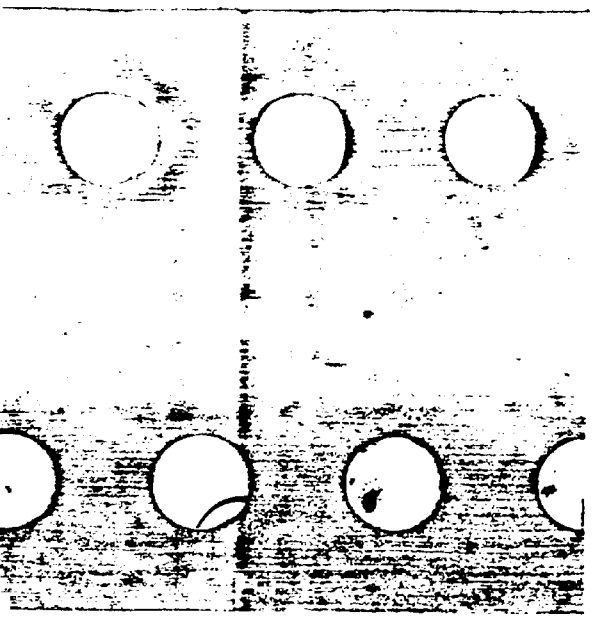
Notary Public

My Commission Expires: March 25, 1995

THIS INSTRUMENT PREPARED BY:
Amqui Title & Escrow, Inc.
405 Two Mile Pike
Goodlettsville, TN 37072







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25

11/23/92 01 13:02 0001 0097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 2 8 3

IDENTIFICATION REFERENCE

Nov 23 1 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593832