326726?

File Box 29

BOOK 8842 PAGE 732

SPECIAL WARRANTY DEED

Name New Owner(s):	Send Tax Bills to:	Map-Parcel:
Christopher Espander Jeffrey L. Perry 1706 Ordway Place Nashville, TN 37206	NationsBanc Mortgage Corp. P. O. Box 353 Louisville, KY 40201	Map 83-10 Parcel 226 23W-08690

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, NATIONSBANK OF TENNESSEE, does hereby bargain, sell, transfer and convey unto CHRISTOPHER R. ESPANDER AND JEFFREY L. PERRY, as tenants in common, and their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 289 and 290 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Said Lot No. 289 fronts 30 feet on the southerly side of Grove Avenue, or Ordway Place, and runs back 138.5 feet on the west line and 138.7 feet on the east line, to an alley, and shows 30 feet on said alley.

Said Lot No. 290 fronts 30 feet on the southerly side of Grove Avenue, or Ordway Place, and runs back 138.5 feet on the west line and 139 feet on the east line, to an alley, and shows 30 feet on said alley.

BEING the same property conveyed to Sovran Mortgage Corporation, N/K/A NationsBank of Tennessee by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 8600, page 886, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1706 Ordway Place, Nashville, TN 37206

TO HAVE AND TO HOLD said Tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantees, Christopher R. Espander and Jeffrey L. Perry, and their heirs and assigns, forever.

Said NationsBank of Tennessee warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said NATIONSBANK OF TENNESSEE has executed this deed this 14th day of January, 1993.

NATIONSBANK OF TENNESSEE

BY: _____
Robert Thornton
Its: Vice President

BY: _____
Jack Ambach
Its: Asst. Vice President

8354 7.

IDENTIFICATION REFERENCE

JAN 19 9 49 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public within and for the said State and County aforesaid, personally appeared Robert Thornton and Jack Ambach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be the Vice President and Asst. Vice President of the NATIONSBANK OF TENNESSEE, the within named party, a corporation, and that they as such Vice President and Asst. Vice President, beith authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice President and Asst. Vice President.

Witness my hand and official seal at office, this 14th day of January, 1993.

KAY E. SMITH NOTARY PUBLIC STATE AT LARGE, KY.

Kay E Smith
Notary Public

My Commission Expires:
Notary Public, State at Large, KY.
My commission expires June 11, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The acutal consideration or value, whichever is greater for this transfer is $37,000.00.

Affiant

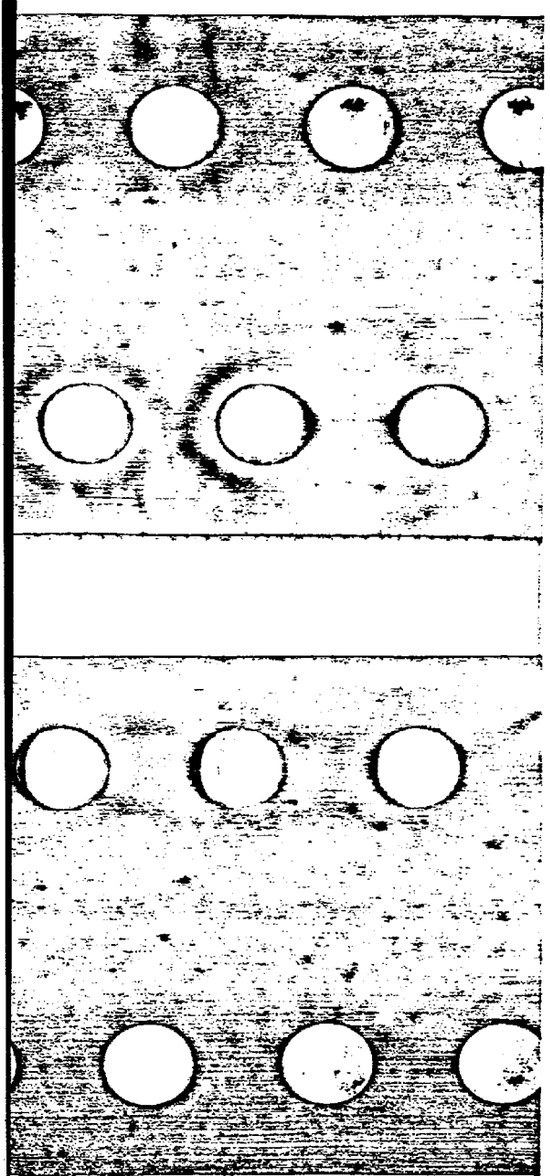
Subscribed and sworn to before me this 15th day of January, 1993.

Notary Public

My Commission Expires:
March 25, 1995

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, INc.
51 Century Boulevard, Suite 110
Nashville, TN 37214

6900 01/19 0101 03CHECK 145.90



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	37000.00
			CON TX	136.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	145.90
			CHECK	145.90
01/19/93	01		09:47 0001	6900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8354 7

IDENTIFT REFERENCE

JAN 19 9 49 AM '93

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 611650