File 11272 File Box 38

SPECIAL
WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
25th Floor Nashville City Center
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MELINDA HOWSER (NAME)	NEW OWNER (NAME)	Map 159-1
c/o Hugh Howers 25th Floor Nashville City Center (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 18
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. FH25860

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, UNION PLANTERS NATIONAL BANK, a National Banking Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELINDA HOWSER, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167-171, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee by Successor Trustee's deed from William L. Rosenberg, Successor Trustee of record in Book 7976, Page 563, Register's Office for Davidson County, Tennessee. Fidelity Federal Savings and Loan Association of Tennessee is now known as Union Planters National Bank, pursuant to Agreement to Merge dated March 30, 1992 to be recorded in the Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions, By-Laws and Restrictions of record in Book 7079, page 995, Affidavit of record in Book 7238, page 736; (3) Charter of record in Book 7253, page 992; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 167-171, said Register's Office.

8 6 0 0 5

IDENTIFICATION

JAN 26 9 21 AM '93

CLIFF Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

9625 01/26 0101 03CHECK 175.50

** Claiming by, through, or under it, but no further otherwise.

unimproved XXX
This is improved ( ) property, known as 1952 Edenbridge Way, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.** 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of January, 1993

UNION PLANTERS NATIONAL BANK
By: [signature]
Sean D. Hart, Banking Officer

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 21st day of January, 19 93

My commission expires 11/20/96 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

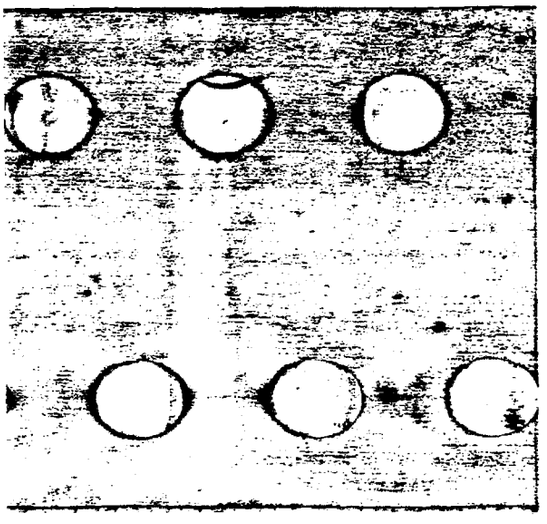
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

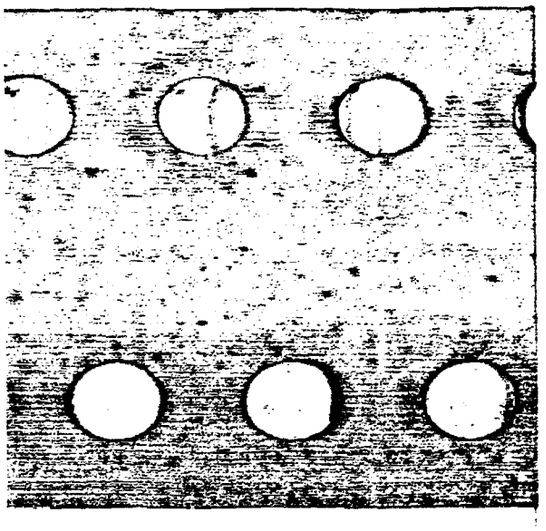
WARRANTY DEED

FROM UNION PLANTERS NATIONAL BANK

TO MELINDA HOWSER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

01/26/93 01 09:19 0001 9625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 0 0 5

IDENTIFICATION REFERENCE

JAN 26 9 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614338