Box 50
Ja

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8848 PAGE 549

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Jimmy M. Agee	Same	Map 44-15
Charles M. Haynes		Parcel 13
335 Nashville Pike		
Gallatin,TN 37066		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, UNION PLANTERS NATIONAL BANK, a national banking association, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Jimmy M. Agee and Charles M. Haynes, Trustees with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows:

See Attached Exhibit "A"

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

1. 1993 Property Taxes which are not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 1633, page 196, Register's Office for Davidson County, Tennessee.

This is improved property known as 1111 Donelson Avenue, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances

made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 25th day of January, 1993.

UNION PLANTERS NATIONAL BANK,
a national banking association

By: Jose E. D

Its: Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jose E. Dirude 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 as the Assistant Vice President of UNION PLANTERS NATIONAL BANK, a national banking association, 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 25th day of January, 1993.

June E. Atkinson
Notary Public

My Commission Expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00 .

Charles M. Hogg Trustee
Affiant

Subscribed and sworn to before me this 25th day of January, 1993.

June E. Atkinson
Notary Public

My Commission Expires: 7/27/96

EXHIBIT "A"

9771 01/26 0101 03CHECK 309.00

LAND in the 4th Civil District, Davidson County, Tennessee, being part of Lot No. 5 of the Map of the Subdivision of the Land of the Heirs of Robert Hadley, Deceased, as of record in Plan Book 2, Page 101, Chancery Court at Nashville, and

BEING located on the east side of Bryan Street, the south side of Donelson Avenue, and the west side of Elliston Street, and being the property found in Deed Book 8621, Page 162, Register's Office, Davidson County, Tennessee. See Tax Map 44-15, Parcel 13, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Elliston Street, same being the southeast corner of this tract and the northeast of D. Payne; thence leaving road with line of Payne and Jean Blanchette North 89 degrees 13 minutes 00 seconds West 302.18 feet to an iron rod in the east margin of Bryan Street; thence with said margin North 0 degrees 48 minutes 54 seconds East 425.81 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 87 degrees 09 minutes 45 seconds, a radius of 10.00 feet, a tangent length of 9.52 feet, and a chord of North 45 degrees 07 minutes 01 second East 13.79 feet; thence along said curve an arc length of 15.21 feet to an iron rod in the south margin of Donelson Avenue; thence with said margin South 89 degrees 13 minutes 00 seconds East 158.80 feet to an iron rod in said margin; thence leaving road with line of United States Post Office property South 0 degrees 45 minutes 55 seconds West 229.50 feet to an iron rod; thence with south edge of 25-foot wide alley South 89 degrees 08 minutes 30 seconds East 133.50 feet to an iron rod in the west margin of Elliston Street; thence with said margin South 0 degrees 48 minutes 00 seconds West 206.00 feet to the point of beginning, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road - Hartsville, Tennessee, 37074, dated January 8, 1993.

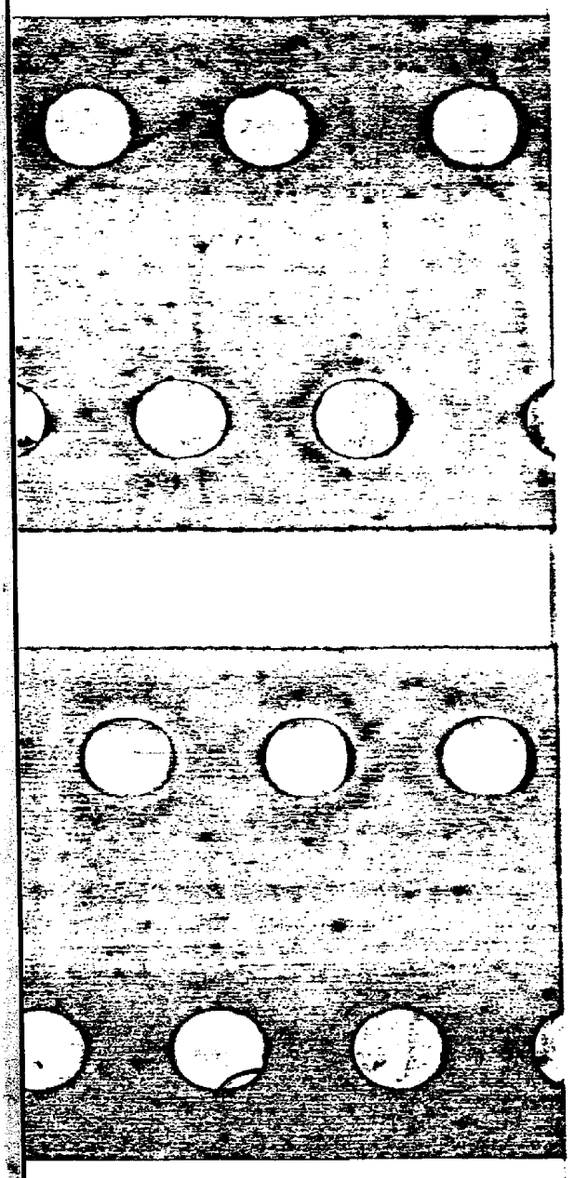
Being the same property conveyed to Union Planters National Bank, a corporation organized under the laws of the State of Tennessee by deed from Stephen C. Baker, Trustee of record in Book 8621, page 162, Register's Office for Davidson County, Tennessee.

8 6 1 4 7

IDENTIFICATION REFERENCE

JAN 26 11 58 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8848 PAGE 552

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

01/26/93 01 11:57 0001 9771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 1 4 7

IDENTIFI REFERENCE

JAN 26 11 58 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614482