Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 110
Goodlettsville, TN 37072

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
Jun 16 10 44 AM '93
IDENTIFICATION REFERENCE
30821

BOOK 8983 PAGE 255

New Owner	Send Tax Bills To:	Map/Parcel No.
Sandra E. Matthews	NationsBanc Mortgage Corp.	Map 63-2
589 Thomas Jefferson Circle	P. O. Box 353	Parcel 75
Madison, TN 37115	Louisville, KY 40201-0353	

8069 06/16 0101 03CHECK 145.90

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 4th day of June, 1993, by **UNION PLANTERS NATIONAL BANK, formerly FIDELITY FEDERAL BANK, FSB,** a Federal Savings Bank (hereinafter the **"Grantor"**), and **SANDRA E. MATTHEWS, Unmarried,** (hereinafter the **"Grantee"**).

W I T N E S S E T H:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 75 on the Plan of Monticello Manor, as of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Union Planters National Bank, Successor Trustee's Deed, of record in Book 8781, Page 7, Register's Office for Davidson County, Tennessee.
>
> THIS IS IMPROVED PROPERTY KNOWN AS:
> 589 Thomas Jefferson Circle
> Goodlettsville, TN 37072

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behoof of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantees**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

UNION PLANTERS NATIONAL BANK

By: _____
SEAN D. HART

Title: Banking Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SEAN D. HART**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Banking Officer of **UNION PLANTERS NATIONAL BANK**, the within bargainor, a banking corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Banking Officer.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 4th day of June, 1993.

_____
Notary Public

My Commission Expires: 11/26/94

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

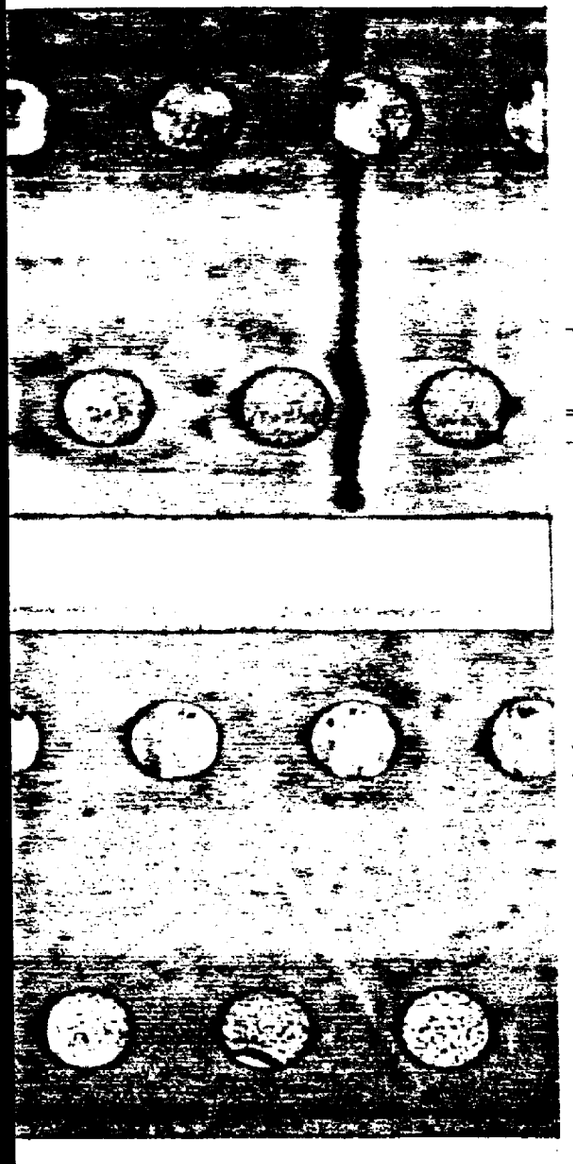
The actual consideration for this transfer, is **$37,000.00**.

_____
Affiant

SWORN to and subscribed before me,
this 4th day of June, 1993.

_____
Notary Public

My Commission Expires: 11/26/94



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

RECEIVED OF _____

FOR _____

BOOK 8983 PAGE 257

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
			MDEED	8.00
			TOTAL	145.90
			CHECK	145.90
06/16/93	01		10:44 0001	8069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.0821

IDENTIFICATION REFERENCE

JUN 16 10 44 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 663340