SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of June, 1993, by and between NATIONSBANC FINANCIAL SERVICES CORPORATION, party of the first part, and MICHAEL M. BRADY and BETTY J. CARTER, 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 and being in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 127 on the map of Buena Vista Heights Addition of record in Book 161, Page 19, RODC, Tennessee as follows:

Beginning at an iron pin in the north margin of McKinney Avenue where same intesects the west margin of 23rd Ave., No. thence with the North margin of Mckinney Ave., north 89° 3 degrees west 50 feet to an iron pin, thence with the thence N 0° 57 feet east 140 feet to an iron pin and south margin of an alley, thence with said margin south 89° 3 feet east 50 feet south 0° 57 feet west 140 feet to the point of beginning.

Being the same property conveyed to NationsBanc Financial Services by Trustee's Deed of record in Book 8911, Page 660, Register's Office Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereitaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 or 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.

NATIONSBANC FINANCIAL SERVICES CORPORATION

BY: R. Talley

Title: Dist. Mgr.

34949
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2621 06/28 0101 03CHECK 151.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tom Schaefer, with whom I am personally acquainted and who upon his oath acknowledged himself to be District Manager of NationsBanc Financial Services Corporation, a corporation the within named bargainor and that he as such District Manager, 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 District Manager.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 24th day of June, 1993.

D. Ronald Ingram
Notary Public

My Commission Exp. 1-27-96

Property Address: 2305 23rd Ave., Nashville, Tennessee

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Mr & Mrs Michael M. Brady
2305 23rd Ave. N.
Nashville, Tn 37208

I, or we, hereby swear or affirm that, to the best affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $38,351.71, which transferred would command at a fair and voluntary sale.

Michael M. Brady
Affiant

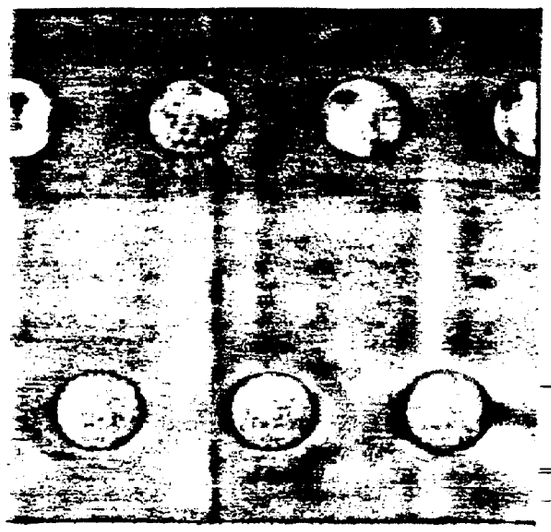
Subscribed and sworn to before me this 24th day of June, 1993.

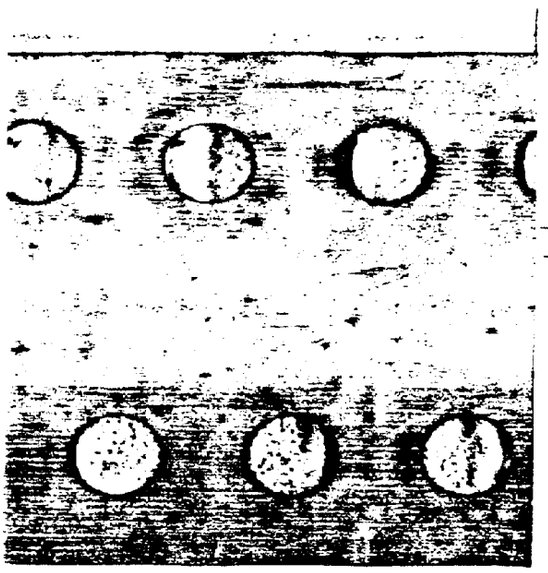
D. Ronald Ingram
Notary Public

My Commission Exp. 1-27-96

THIS INSTRUMENT PREPARED BY:

INGRAM & LOWE ATTORNEYS, P.C.
405 A Two Mile Pike
Goodlettsville, Tennessee 37072





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

RECEIVED OF _____

FOR _____

BOOK 8995 PAGE 148

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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	38381.71
CON TX	142.08
PRFEE	1.00
UPFEE	8.00
TOTAL	151.08
CHECK	151.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/93 01 12:28 0001 2621

34949
IDENTIF. ← REFERENCE

93 JUN 28 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667824