AFTER RECORDING RETURN TO:
J. K. Woodard
175 E. Main St.
Hendersonville, Tenn. 37075

Prepared by: Out of State (JXC)

BOOK 9049 PAGE 95

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
Peggy LaVon Brown 1610 Emerald Drive Nashville, Tennessee 37218	Peggy LaVon Brown 1610 Emerald Drive Nashville, Tennessee 37218	69-15 11

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

Peggy LaVon Brown
Affiant (Grantee)

Affiant (Grantee)

52696
IDENTIFICATION REFERENCE

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REGISTER
PICK-UP

Subscribed and sworn to before me, this the 16th day of August, 1993.

[Official Seal]

J. K. Woodard
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Feb. 29, 1996

SPECIAL WARRANTY DEED

NATIONSBANK OF TENNESSEE, N.A. ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto PEGGY LAVON BROWN ("Grantee") in fee simple, their heirs and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns,

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY PETROLEUM HYDROCARBONS, RADON GAS OR HAZARDOUS MATERIALS, SUBSTANCES OR WASTES AS DEFINED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. EXCEPT FOR THE LIMITED WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, Grantee agrees to and accepts all of the foregoing matters.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 11th day of August, 1993.

(corporate seal)

ATTEST:

Assistant Secretary

NATIONSBANK OF TENNESSEE, N.A.,
a national banking association

By: AMRESCO Institutional, Inc.,
a Delaware corporation, its
attorney-in-fact

By: _____
Name: Linda E. Landers
Title: Authorized Representative

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

BOOK 9049 PAGE 97

I, Dora H. Noyes, a Notary Public for said County and State, do certify that J. Eric Griffin, personally appeared before me this day and acknowledged that he/she is the Assistant Secretary of AMRESCO Institutional, Inc., a Delaware corporation ("AMRESCO"), as attorney-in-fact for NATIONSBANK OF TENNESSEE, N.A., and that by authority duly given and as the act of AMRESCO, as attorney-in-fact for NATIONSBANK OF TENNESSEE, N.A., the foregoing instrument was signed in its name by its Authorized Representative, sealed with its corporate seal, and attested by himself/herself as its Assistant Secretary, and the said J. Eric Griffin, as Assistant Secretary of AMRESCO, being by me duly sworn, says that (i) AMRESCO executed the foregoing and annexed instrument for and on behalf of NATIONSBANK OF TENNESSEE, N.A., (ii) that AMRESCO's authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 8949, at Page 222 in the Office of the Register of Deeds in the County of Davidson, State of Tennessee, on the 14th day of May, 1993, and (iii) this instrument was executed under and by virtue of the authority given by said instrument granting AMRESCO power of attorney.

I do further certify the said J. Eric Griffin, as Assistant Secretary of AMRESCO, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of NATIONSBANK OF TENNESSEE, N.A.

Witness my hand and official seal, this the 11th day of August, 1993.

Dora H. Noyes
Notary Public

[NOTARIAL SEAL]

My Commission Expires:

2/7/98

EXHIBIT A

LAND

BOOK 9049 PAGE 98

Land in Davidson County, Tennessee, being Lot No. 1 of the Re-Subdivision of Lot No. 11 of Hydes Ferry Park, Section II, as of record in Book 2330, page 176, that is recorded in Book 4060, page 23, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 1 fronts 165.0 feet on the southeasterly side of Emerald Drive and extends back 264.9 feet on the southerly line and 246.2 feet on the northerly line to a line in the rear measuring 75.4 feet thereon.

Being the same property conveyed to NATIONSBANK OF TENNESSEE, N.A., by Deed of record in Book 8870, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 1610 Emerald Drive, Nashville, TN 37218.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of parties in possession.

2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, subdivision, building and zoning ordinances.

3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records; or 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

5. Any and all leases, if any, and rights of parties therein.

6. Taxes and assessments for the year of closing and subsequent years and subsequent assessments for prior years due to a change in use or ownership.

7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

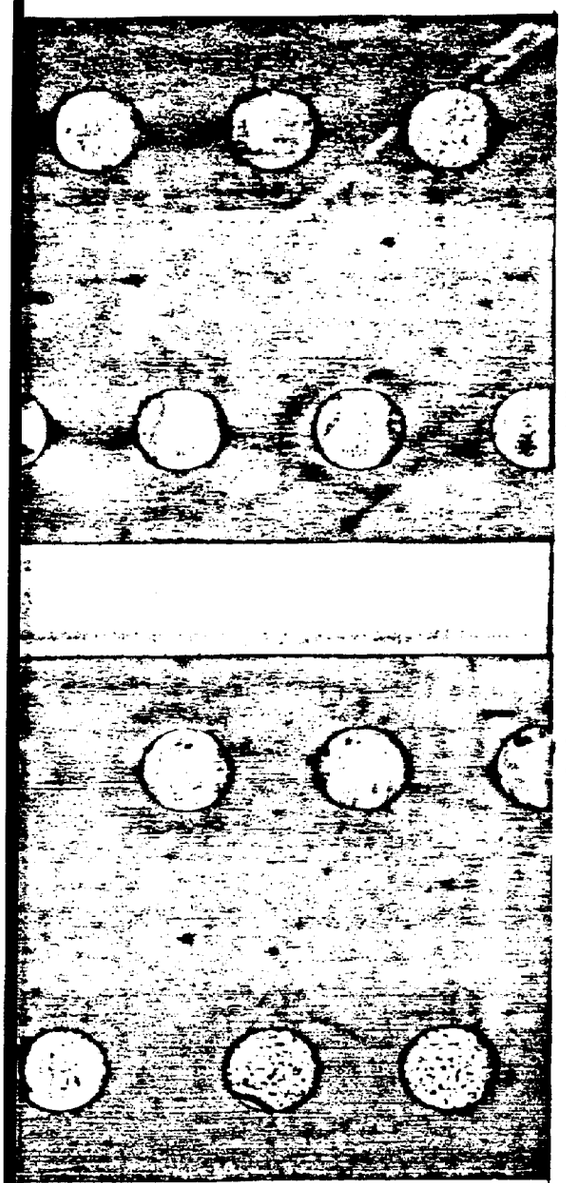
8. All matters which would be disclosed by a personal inspection of the Property or by a current, accurate, physical survey of the Property.

9. Restrictive covenants contained in instrument of record in Book 2738, page 132, Register's Office for Davidson County, Tennessee.

10. All matters shown on the Plan of record in Book 4060, page 23, said Register's Office.

11. Easement for sanitary sewer purposes of record in Book 3958, page 20, said Register's Office.

Initials



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

RECEIVED OF _____

FOR _____

BOOK 9049 PAGE 100

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	20.00
TOTAL	257.80
CHECK	257.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. & REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 686798