SPECIAL WARRANTY DEED BOOK 9075 PAGE 235

FROM: Union Planters National Bank, Grantor

TO: Allan F. Ramsaur and Jimmie Lynn Ramsaur, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
744 Benton Avenue Nashville, TN 37204		159-1-56.00
	(New Owner)	Field Book Numbers FH-25898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Six Thousand and No/100 Dollars ($36,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8 day of September, 1993.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Thirty-Six Thousand and No/100 Dollars ($36,000.00), the receipt and sufficiency of which are hereby acknowledged, Union Planters National Bank, successor by merger to Fidelity Federal Savings and Loan Association of Tennessee, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Allan F. Ramsaur and wife, Jimmie Lynn Ramsaur (the "Grantees"), their heirs, successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot 86 on the plan of Hounds Run.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 8th day of September, 1993.

UNION PLANTERS NATIONAL BANK

By: _____

Title: Banking Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Sean D Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Banking Officer (or other officer authorized to execute the instrument) of UNION PLANTERS NATIONAL BANK, the within named bargainor, a national banking association, and that he as such Banking Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Banking Officer.

Witness my hand and seal, at Office in Nashville, this 8th day of September, 1993.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

83256.1 9/8/93

EXHIBIT A

Property Description

Being Lot 86 on the Plan of Hounds Run, a plat of which is of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Grantor by Successor Trustee's Deed of record in Book 7976, page 563, said Register's office. The above property description is the same as in said deed.

EXHIBIT B

Encumbrances

1. All matters appearing on the plan of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

2. Declaration of Protection Covenants, Conditions and Restrictions of record in Book 7079, page 995, said Register's office as amended in Book 7238, page 731, Register's Office for Davidson County, Tennessee.

3. Taxes for 1993 constitutes a lien, but are not yet due and payable.

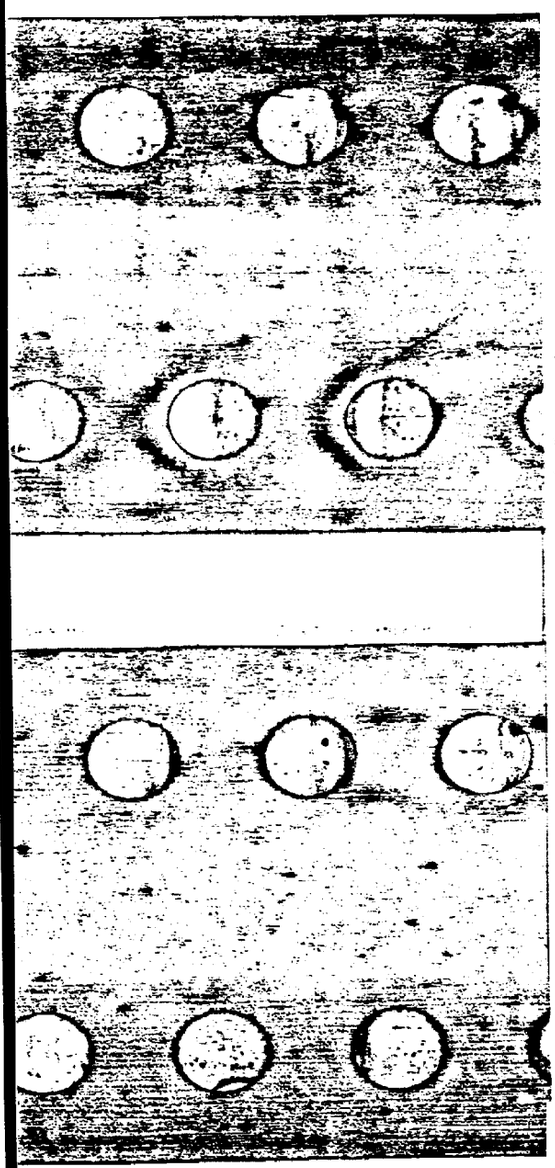
4. By-laws of record in Book 7080, page 8, Register's Office for Davidson County, Tennessee.

5. Easements of record in Book 2248, page 618, Book 3675, page 365, and Book 2249, page 86, Register's Office for Davidson County, Tennessee.

61178
IDENTIF. ↑ REFERENCE

93 SEP -9 PM 1:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3469 09/09 0101 03CHECK 146.20



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

RECEIVED OF _____

FOR _____

BOOK 9075 PAGE 238

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 35000.00
				CON TX 133.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 146.20
				CHECK 146.20
09/09/93	01			13:27 0001 3469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61178
IDENTIF. & REFERENCE

93 SEP -9 PM 1:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 695916