G#9367-1 BOOK 9085 PAGE 788 FILE IN BOX #14
MAP 71-08, PARCEL 290
Field Book No. 12DA-50970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 21,000.00 .

Affiant

Subscribed and sworn to before me this the 15th day of September, 1993.

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/24/97

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
5115 MARYLAND WAY, 2ND FLOOR, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
JAMES VIRGIL RATTERREE	"NEW OWNERS"
(Name)	(Name)
1605 Boscobel Street	
(Street Address)	(Street Address)
Nashville, TN 37206	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **NationsBanc Mortgage Corporation, a corporation**, hereinafter called the "**Grantor**", has bargained and sold, and by these presents does transfer and convey unto **JAMES VIRGIL RATTERREE and wife, KIMBERLY ANN RATTERREE**, hereinafter called the "**Grantees**", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS is improved property, located at 434 East Trinity Lane, Nashville, Tennessee 37207.

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 the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and

possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 16TH day of September, 1993.

NATIONSBANC MORTGAGE CORPORATION, A CORPORATION

BY: _____

Title: ROBERT THORNTON VICE PRESIDENT

BY: _____

TITLE: Jack Ambach, Asst. Vice President

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ROBERT THORNTON V.P. and JACK AMBACH ASSIST. V.P., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be the VICE PRESIDENT and ASSIST VICE PRESIDENT of the **NationsBanc Mortgage Corporation**, the within named bargainor, a corporation, and that theyas such VICE PRESIDENT and ASSIST VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officers.

Witness my hand and official seal at office at LOUISVILLE, KENTUCKY, on this the 16TH day of September, 1993.

_____

Notary Public

My Commission Expires: Harold D. Dickson Notary Public, State at Large, KY. My commission expires May 12, 1996

\WP51\KG\SPEC-WD.

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EXHIBIT "A"

TO THE SPECIAL WARRANTY DEED

DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 88 and the easterly 21 feet of Lot No. 89 on the Map of Joywood Subdivision, as of record in Book 974, Page 45, Register's Office for said County.

SAID Lot and part of said Lot adjoin and front together 69 feet on the South side of Trinity Lane and run back between lines, 177.75 feet, more or less, on the West line of part of Lot No. 89 and 178 feet on the East line of Lot No. 88 on the West margin of Jones Avenue, to a dead line in the rear on which they measure 69 feet.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED therefrom is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6008, Page 299, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a part of Lot No. 88 on the easterly 21 feet of Lot No. 89 on the Map of Joywood Subdivision, of record in Book 974, Page 45, Register's Office for said County.

BEGINNING at a point in the northwestern corner of property belonging to Audney Rhoten and wife, said point being common to Parcel 289 on the Map 71-8, as recorded in Book 5619, Page 19, of the Register's Office for Davidson County, Tennessee; thence, easterly along the existing right-of-way line of East Trinity Lane, bearing South 84° 01' 26" East, 69 feet, more or less, to a point; thence, southerly along the existing western right-of-way line of Jones Avenue, bearing South 3° 26' 34" West, 33.7 feet, more or less, to a point; thence, with a curve to the right of radius 30 feet, 45.80 feet, more or less, to a point; thence, in a straight line, bearing North 84° 01' 26" West, 40.30 feet, more or less, to a point in the common property line of Parcels 290 and 289 on Map 71.8; thence, along said property line, bearing North 3° 26' 34" East, 5 feet, more or less, to the point of BEGINNING, and containing an area of 518.60 square feet, more or less.

BEING the same property conveyed to NationsBanc Mortgage Corporation, a corporation, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record in Book 8867, Page 18, Register's Office for Davidson County, Tennessee.

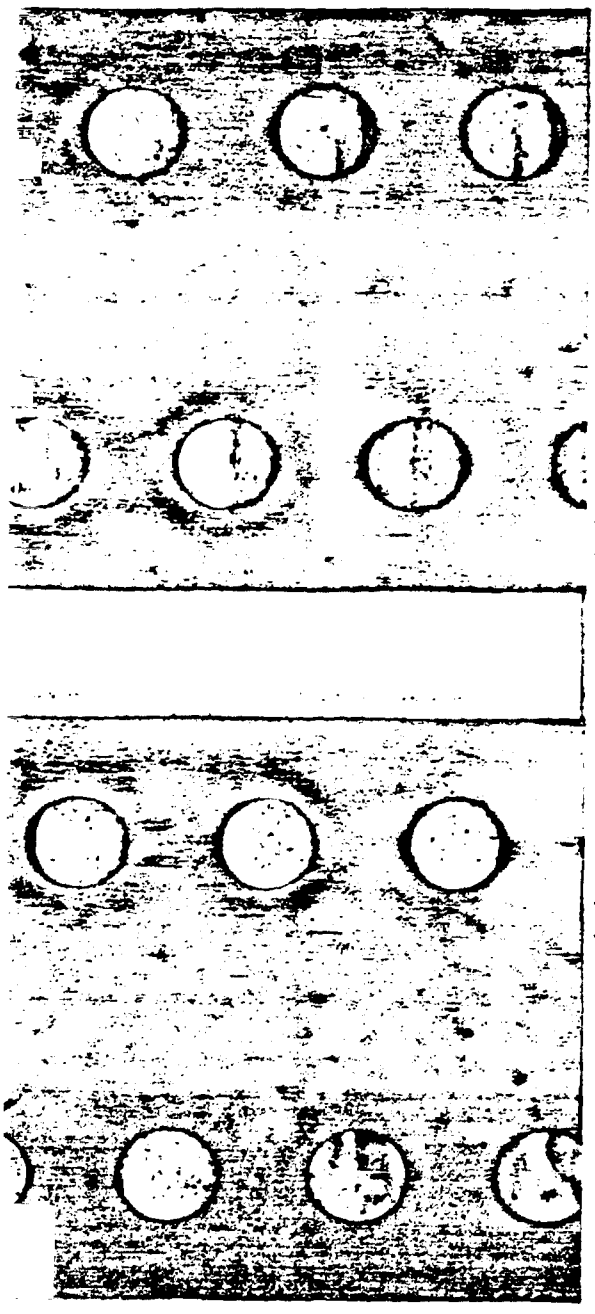
64774

IDENTIFICATION

93 SEP 20 PM 1:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7355 09/20 0101 03CHECK 90-70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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	21000.00
			CON TX	77.70
			PRFEE	1.00
			WDEED	12.00
			TOTAL	90.70
			CHECK	90.70
09/20/93	01	13:51	0001	7355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64774
IDENTIF. & REFERENCE

93 SEP 20 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699763