Box 58

BOOK 9101 PAGE 217

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100, 11th Floor
First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Christopher Scott McQueen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 1993.

Ann B. Waddell
Notary Public

My Commission Expires:
3/23/96

69569

RECEIVED & RECORDED
93 OCT -1 PM 4:03

==========

ADDRESS NEW OWNER AS FOLLOWS:
Christopher Scott McQueen
Lot 76
Beddington Park
Nashville, TN

SEND TAX BILL:
New Owner
301 Poplar Hill Ct.
Nashville, TN 37214

MAP-PARCEL NUMBER
Map 159-2
Parcel 67

==========

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, UNION PLANTERS NATIONAL BANK, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER SCOTT MCQUEEN AND WIFE, TAMMY MCQUEEN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
WHICH IS INCORPORATED HEREIN.

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, his heirs and assigns, forever. And we, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to

the said GRANTEE, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural number shall include the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of September, 1993.

LENDER/GRANTOR:
UNION PLANTERS NATIONAL BANK

By: _____
Sean D. Hart

Its: _____
Banking Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sean D. Hart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Banking Officer of the Maker or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand, at office, this 30th day of September, 1993.

_____
Notary Public

My Commission Expires: 3/23/96

EXHIBIT "A" BOOK 9101 PAGE 219

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fidelity Federal Savings & Loan Association of Tennessee (now Union Planters National Bank) by Successor Trustee's Deed from William L. Rosenberg, Successor Trustee, of record in Book 7996, page 563, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to 1993 taxes, paid, prorated and assumed by the Grantees the day of closing; the above stated plan of record; restrictive covenants of record in Book 7079, page 995 and Book 7238, page 736; easements of record in Book 2248, page 619, Book 2249, page 86, Book 3675, page 362, Book 7430, page 183, and Book 7474, page 695, said Register's Office.

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

6971 10/01 0101 03CHECK 146.20

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

RECEIVED OF _____

FOR _____

BOOK 9101 PAGE 220

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

MAMT 36000.00
ERR CO
MAMT 36000.00-
CAMT 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 12.00
TOTAL 146.20
CHECK 146.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/93 01 16:08 0001 6971

69569

93 OCT -1 PM 4:05

No. 704891