BOOK 9108 PAGE 663

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
212 East Main Street
Franklin, TN 37064

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
43 Annadale Nashville, TN	Same	158-4A, 63

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Union Planters National Bank, ("Grantor") has bargained and sold, and hereby transfers and conveys to Rick Blackburn and wife, Karen S. Blackburn ("Grantee"), their successors, heirs and assigns, certain land in Williamson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee being Lot No. 20 on the Plan of Otter Wood, Section 2, Revised, as of record in Plan Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Union Planters National Bank by deed from Darlene T. Marsh, Successor Trustee, of record in Book 8833, Page 65, Register's Office for Davidson County, Tennessee.

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

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Taxes for 1993 and subsequent years which are not yet due and payable.

Restrictive covenants contained in instrument of record in Book 7260, page 483, amended in Book 8762, page 199, said Register's Office.

Plan of record in Book 6900, page 598-602, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

This is improved property known as: 43 Annadale, Nashville, Tennessee.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 30th day of September, 1993.

Union Planters National Bank

By: _____

Its: Banking Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, K. Thomas Sidwell, a Notary Public in and for the State and County aforesaid, personally appeared Sam 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 the officer of the Union Planters National Bank a corporation, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as officer.

Witness my hand and official seal at Nashville, Tn, this 3rd day of September, 1993.

Notary Public

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 68,900.00.

Affiant

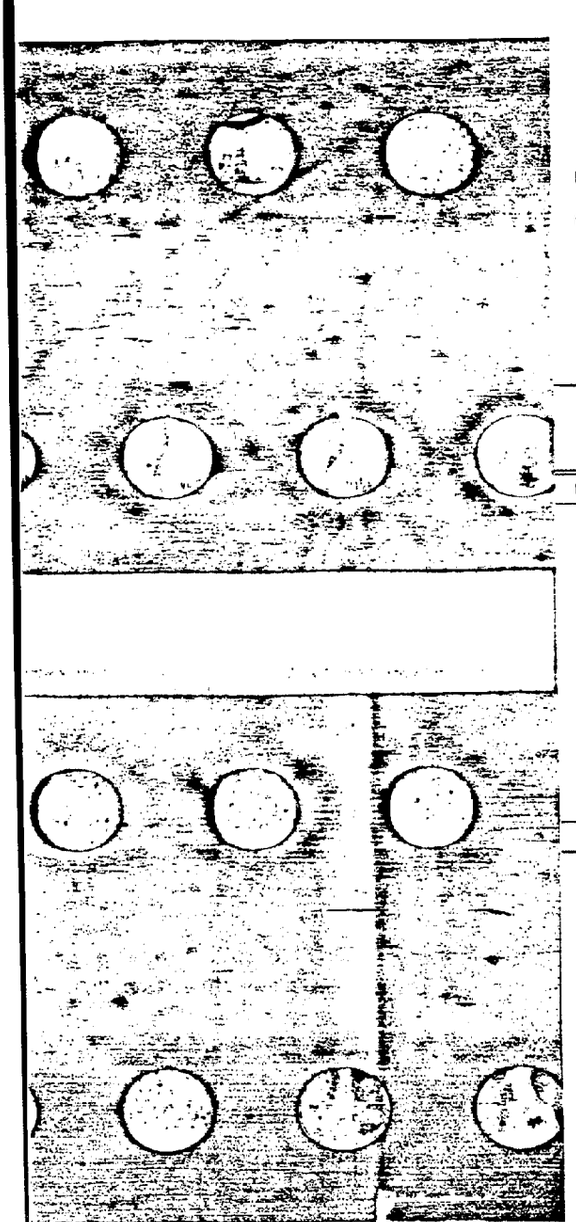
Notary Public

My Commission Expires: 11/27/93

71898
IDENTIF. ↑ REFERENCE

93 OCT -7 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9456 10/07 0101 03CHECK 263.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9103 PAGE 665

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 68900.00
				CON TX 254.93
				PRFEE 1.00
				WDEED 8.00
				TOTAL 263.93
				CHECK 263.93
			10/07/93 01	12:52 0001 9456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71898
IDENTIF. & REFERENCE

93 OCT -7 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 707345