THIS INSTRUMENT PREPARED BY:
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 11,900.00 .

Elaine Phelps
Affiant

Subscribed and sworn to before me this 12 day of October, 1993.

Notary Public

My Commission Expires: 9/18/95

73381
IDENTIF. & REFERENCE

93 OCT 12 PM 2:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Angelo Formosa, Jr. 1300 Fourth Avenue, North Nashville, TN 37208	New Owner	Map 082-13 Parcel 318

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Union Planters National Bank, a national banking association, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto Angelo Formosa, Jr., hereinafter "GRANTEE", his successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jefferson Street, at a point 75 feet westerly from the westerly margin of Third Avenue North, being the southwest corner of a part of said Lot No. 1, owned by Newt Cannon, Jr.; thence with the northerly margin of said street, as widened, Westerly 102 feet 4 inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, Northerly 100 feet; thence Easterly, parallel with said street, 102 feet 4 inches, more or less, to the northwest corner of said Newt Cannon lot; thence with the westerly line of said Cannon lot, Southerly 100 feet to the beginning.

INCLUDED in the above described property, but EXCLUDED THEREFROM is that tract described as follows:

Beginning at the point of intersection of the existing northwest margin of Jefferson Street and the west boundary of the E. N. Hester property; thence with said existing margin, Southwesterly 103 feet, more or less, to a point; thence with the west boundary of this property, also being the existing east margin of an alley, North 27 degrees 03 minutes 20 seconds West, 48.79 feet to a point; thence with the proposed north margin of Jefferson Street, North 73 degrees 15 minutes 04 seconds East, 104.01 feet to a point; thence with the west boundary of said Hester property, South 27 degrees 03

minutes 20 seconds East, 24.12 feet to the point of beginning, and containing 3,730 square feet, and being part of the same property conveyed by James C. Dale, III, Trustee, to First Cumberland Bank, of record in Book 8232, page 305, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Union Planters National Bank, a national banking association, by Quitclaim Deed from First Cumberland Bank, a Tennessee banking association, of record in Book 8895, page 334, Register's Office of Davidson County, Tennessee.

This is UNIMPROVED property known as 304 Jefferson Street, in Nashville, Tennessee.

This conveyance is made subject to real estate taxes for the current year, restrictions, easements and all other matters as they may affect the premises.

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 successors, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand on this the 12th day of October, 1993.

UNION PLANTERS NATIONAL BANK

By: _____

Title: Banking Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1049 10/12 0101 03CHECK 53.03

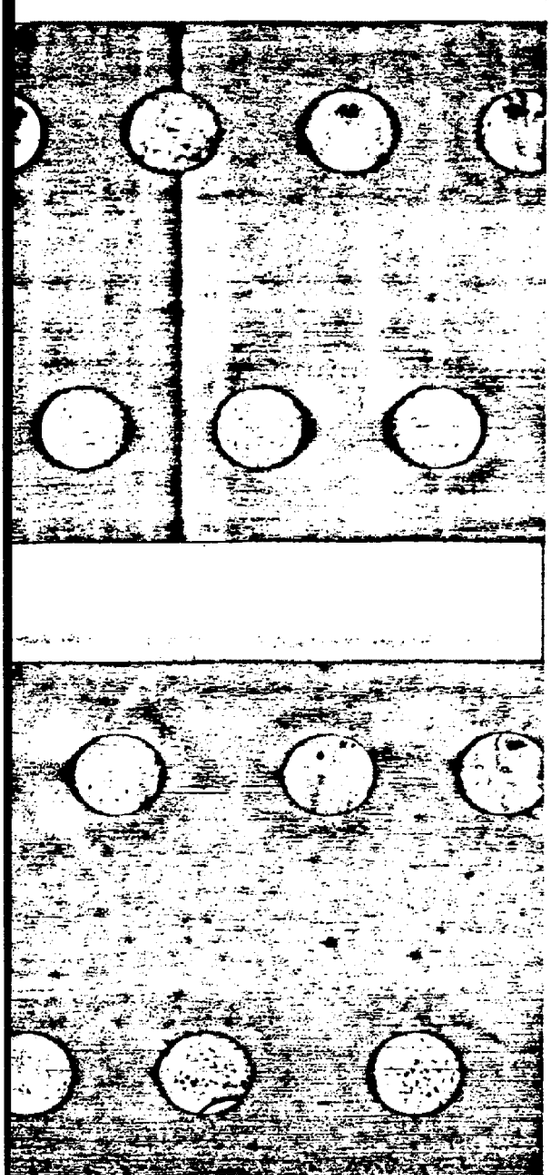
Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, Sean D. Hart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Banking 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 12 day of October, 1993.

_____
Notary Public

My Commission Expires: 9/16/95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 9112 PAGE 819

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 11900.00
				CON TX 44.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 53.03
				CHECK 53.03
10/12/93	01			14:49 0001 1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73381
IDENTIF. & REFERENCE

93 OCT 12 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 708922