THIS INSTRUMENT PREPARED BY:

mail
Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Dennis Liggett, et ux P. O. Box 329 Goodlettsville, TN 37072	Same as New Owner	Map 41-16 Parcel 25 Field Bk 12D 25135

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the **BANK OF GOODLETTSVILLE**, a Tennessee banking corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **DENNIS LIGGETT and wife, YOLANDA G. LIGGETT**, hereinafter referred to as the "GRANTEES", their heirs or assigns, a certain tract or parcel of land in DAVIDSON COUNTY, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Resubdivision of Tract 3 Reserved for Commercial Bellshire Estate, Section 5, of record in Book 4595, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to the Bank of Goodlettsville, a Tennessee banking corporation, by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 9109, page 745, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3730 Dickerson Pike, #401, Nashville, Tennessee 37207.

PLAN OF RECORD: This conveyance is subject to the Plan of record in Book 4595, page 40, Register's Office for said County.

TAXES: State and County taxes for the year 1993 are a lien, but not yet due and payable, and will be paid, in full, by the GRANTEES, at closing.

EASEMENT: Subject to easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 5713, page 760, said Register's Office.

REDEMPTIVE RIGHTS: Subject to the rights of the United States Government and the State of Tennessee Department of Revenue to redeem said property prior to February 2, 1994, with respect to the following liens:

1. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $12,769.11 dated 7/6/92 filed 7/16/92 of record in Book 8676, page 875, said Register's Office.

2. Notice of State Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $327.90 dated 3/16/92 filed 4/20/92 of record in Book 8580, page 48, said Register's Office.

3. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $5,149.95 dated 10/9/92 filed 10/16/92 of record in Book 8758, page 725, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs or assigns, forever.

And the GRANTOR, BANK OF GOODLETTSVILLE, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 15th day of November, 1993.

"GRANTOR"

BANK OF GOODLETTSVILLE

BY: _____
LOUIS C. BURNETT, Vice-President

"GRANTEES"

_____
DENNIS LIGGETT

_____
YOLANDA G. LIGGETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENNIS LIGGETT** and wife, **YOLANDA G. LIGGETT**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of November, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LOUIS C. BURNETT, with whom I am personally acquainted and who acknowledged himself to be the Vice-President of the BANK OF GOODLETTSVILLE, the bargainor, a Tennessee banking corporation, and as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and official seal, this the 15th day of November, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 15th day of November, 1993.

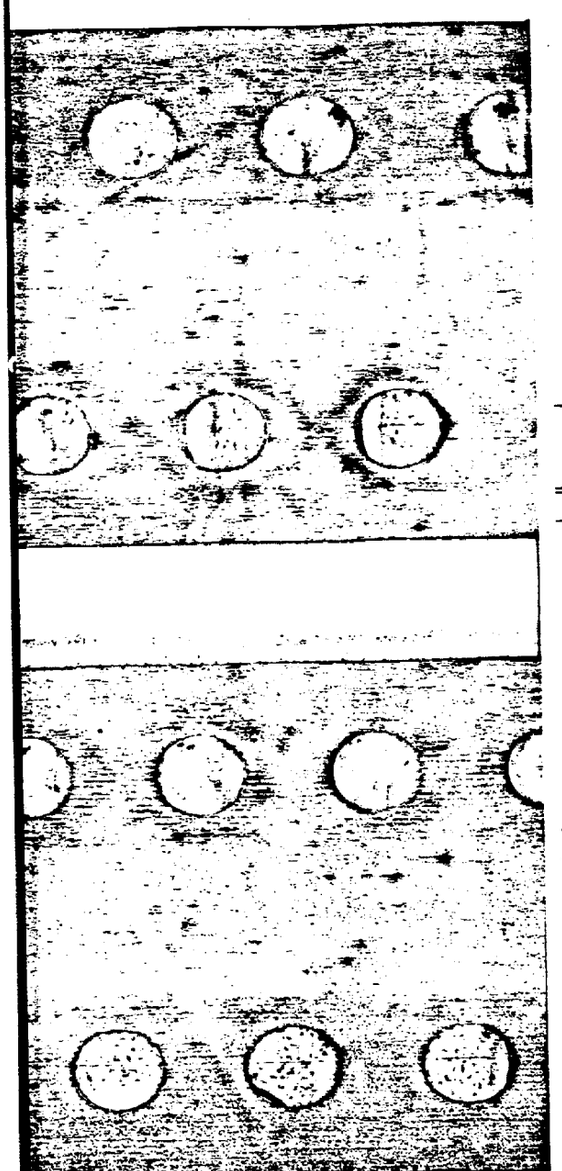
_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

87994
IDENTIFICATION REFERENCE

93 NOV 22 AM 8:41
FELIX T. ... REGISTER
DAVIDSON COUNTY, TN

93 1122 0101 03CHECK 660.20



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

RECEIVED OF _____

FOR _____

BOOK 9158 PAGE 900

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 176000.00
				CON TX 651.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 660.20
				CHECK 660.20
11/22/93	01			08:44 0001 0827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87994
IDENTIF. & REFERENCE

93 NOV 22 AM 8:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 724570