Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
213-A Ward Circle
Brentwood, TN 37027

BOOK 9295 PAGE 991

New Owner	Send Tax Bills To	Map/Parcel No.
W. A. Elsberry	Same	Map 072-16-0
2004 Porter Road		Parcel 183
Nashville, TN 37206		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 29th day of MARCH, 1994, NATIONSBANC MORTGAGE CORPORATION (hereinafter the "Grantor") and W. A. Elsberry (hereinafter the "Grantee").

W I T N E S S E T H:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of DAVIDSON State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

33667
IDENTIFICATION REFERENCE

94 MAR 31 AM 9:56
REGISTER
DAVIDSON COUNTY, TN.

This conveyance is subject to taxes for the year 1994 and subsequent years.

IMPROVED PROPERTY KNOWN AS: 2004 Porter Road, Nashville, TN 37206

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behoof of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

NATIONSBANC MORTGAGE CORPORATION
BY: _____
ROBERT THORNTON
TITLE: VICE PRESIDENT

NATIONSBANC MORTGAGE CORPORATION
By: _____
JACK AMBACH
Title: ASST. VICE PRESIDENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

BOOK 9295 PAGE 995

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT THORNTON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be VICE PRESIDENT of the within bargainor, a banking corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

WITNESS my hand and official seal at Louisville, Kentucky, this the 29th day of March, 1994.

Harold D Dickson
Notary Public

My Commission Expires:

Harold D. Dickson
Notary Public, State at Large, KY.
My commission expires May 18, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $ 79,900.00.

Amy Anderson
Affiant

SWORN to and subscribed before me, this 29th day of March 1994

Ruth M Foran
Notary Public Ruth M. Foran

My Commission Expires: July 22, 1995

NOTARY PUBLIC AT LARGE OF TENNESSEE

EXHIBIT "A"
LEGAL DESCRIPTION

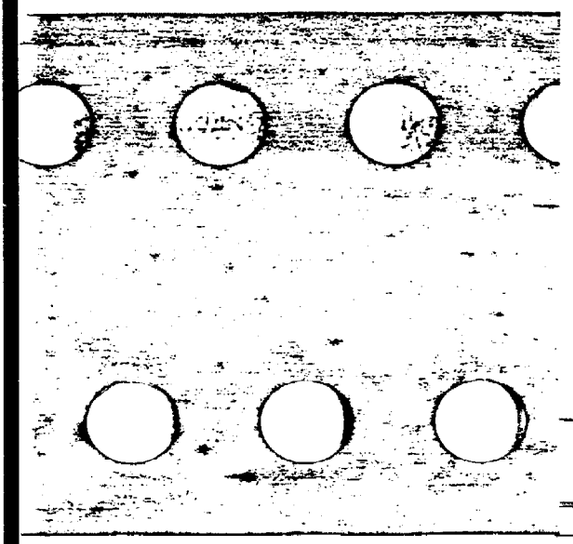
BOOK 9295 PAGE 996

Land in Davidson County, Tennessee, BEING part of Lot No. 38 on the Plan of Rosebank Subdivision, as of record in Book 547, page 48, Register's Office for Davidson County, Tennessee, and the East 20 feet of the North 200 feet of Preston Avenue that was closed by an instrumant of record in Book 1583, page 461, Register's Office for Davidson County, Tennessee, and described as the H. Grizzard tract shown on the Plan of Part Two, Porter Heights, as of record in Book 1424, page 79, said Register's Office, and described as follows:

BEGINNING at a concrete monument on the South side of Porter Road at the northeast corner of Lot No. 1 on the Plan of Part III, Porter Heights, as of record in Book 1424, page 72, said Register's Office; thence, easterly along Porter Road, 230 feet to a concrete monument at the intersection of said Road and Wayne Drive; thence, along Wayne Drive, southerly 200.09 feet to the northeast corner of Lot No. 58 in Part II, Porter Heights; thence, westerly along the North line of Lots Nos. 58 and 75, 230 feet to the southeast corner of Lot No. 1, Porter Heights, Part III; thence, northerly along the east line of Lot No. 1, 200.09 feet to the beginning.

Being all the same property conveyed to NationsBanc Mortgage Corporation by Substitute Trustee's Deed of record in Book 9094, page 646, Register's Office for Davidson County, Tennessee.

8215 03/31 0101 03CHECK 308.63



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

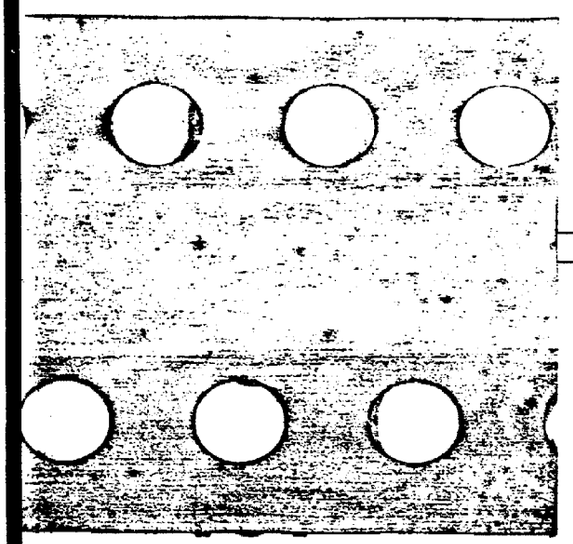
RECEIVED OF _____

FOR _____

BOOK 9295 PAGE 997

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	79900.00
			CON TX	295.63
			PRFEE	1.00
			WDEED	12.00
			TOTAL	308.63
			CHECK	308.63
03/31/94	01	09:57	0001	8215



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33667
IDENTIF. & REFERENCE

94 MAR 31 AM 9:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 773495