STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 1994.

Notary Public
My Commission Expires: Nov 20, 1996

This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, TN. 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
214 19th Avenue North
Nashville, Tennessee 37203

SEND TAX BILLS TO:
SAME

Tract I:	Tract II:
Field Book: 3W 01585	Field Book: 3W 01580
Map: 92-7	Map: 92-7
Parcel: 351	Parcel: 352

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, A NATIONAL BANKING ASSOCIATION (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto said MALCOLM L. MIMMS, TRUSTEE FOR THE BENEFIT OF JOSHUA G. MIMMS AND MARISA K. MIMMS (hereinafter the "GRANTEE"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Taxes for 1994, a lien not yet due and payable.

2. Tenants in possession under unrecorded leases, if any.

3. Subject to all other matters of record.

94 APR 18 AM 11:23 FELIX ... REGISTER DAVIDSON COUNTY, TN.

130.30

This is unimproved property, known as 1916 and 1918 Jo Johnston Avenue, Nashville, Davidson County, Tennessee.

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, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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

PICK-UP

40087 IDENTIFICATION

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 15th day of April, 1994.

GRANTOR:

THIRD NATIONAL BANK IN NASHVILLE,
A NATIONAL BANKING ASSOCIATION

BY: _____
TITLE: Vice President

BY: _____
TITLE: Asst. Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Patricia D Eastes, of the State and County aforesaid, personally appeared Lynn H. Vanderagriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a NATIONAL BANKING ASSOCIATION, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the NATIONAL BANKING ASSOCIATION by himself as Vice President

Witness my hand and seal, at office in Nashville, this 14th day of April, 1994

Patricia D. Eastes
Notary Public

My Commission Expires: 9-21-96.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Patricia D. Eastes, of the State and County aforesaid, personally appeared Steven O. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a NATIONAL BANKING ASSOCIATION, and that he as such Asst Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the NATIONAL BANKING ASSOCIATION by himself as Asst Vice President

Witness my hand and seal, at office in Nashville, this 14th day of April, 1994

Patricia D. Eastes
Notary Public

My Commission Expires: 9-21-96.

TRACT I:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the north margin of Jo Johnston Avenue one hundred fifty six feet (156') east of the intersection of 20th Avenue North, running thence eastwardly with the northern margin of Jo Johnston Avenue, one hundred twenty-six (126') feet more or less to the property heretofore conveyed to Dr. Hyde; thence northwardly one hundred and eighty-three (183) feet more or less to an alley; thence westwardly one hundred and twenty-six (126) feet east of 20th Avenue North, thence southwardly one hundred and eighty-three (183) feet more or less to the beginning.

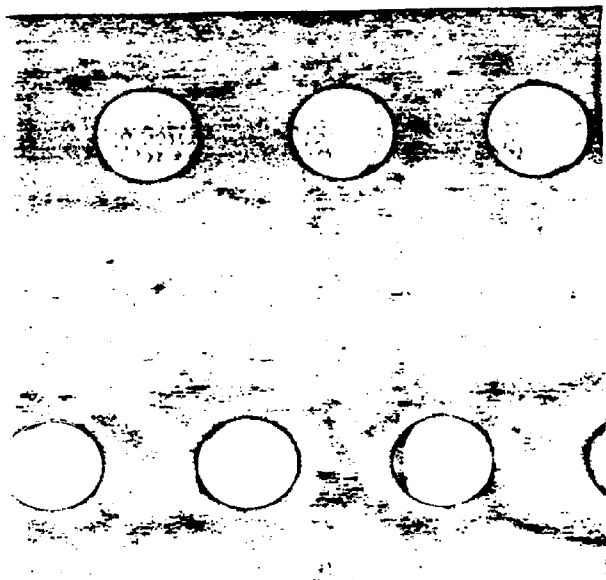
TRACT I being the same property conveyed to Third National Bank in Nashville by Trustee's Deed from W. Fred Williams, Successor Trustee, of record in Book 8459, page 311, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 3rd Ward of the City of Nashville, Davidson County, described as follows:

Beginning on the northerly margin of Jo Johnston Avenue, formerly Line Street, at a point 281 feet, more or less, east of the easterly margin of 20th Avenue North, formerly Crooked Avenue, said point being the southeast corner of 156 feet of ground conveyed to T. W. Hales, by deed from S. E. Philpot and wife, of record in Book 315, page 235, Register's Office for said County; thence with the northerly margin of said Avenue eastwardly 46 feet; thence at right angles, northwardly, 118 feet, thence at right angles, eastwardly 4 feet; thence at right angles, northwardly 65 1/2 feet, more or less, to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the northeast corner of said Hales property; thence with said Hales easterly line southwardly 183-1/2 feet, more or less, to the beginning.

TRACT II being the same property conveyed to Third National Bank in Nashville by Trustee's Deed from W. Fred Williams, Successor Trustee, of record in Book 8459, page 306, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

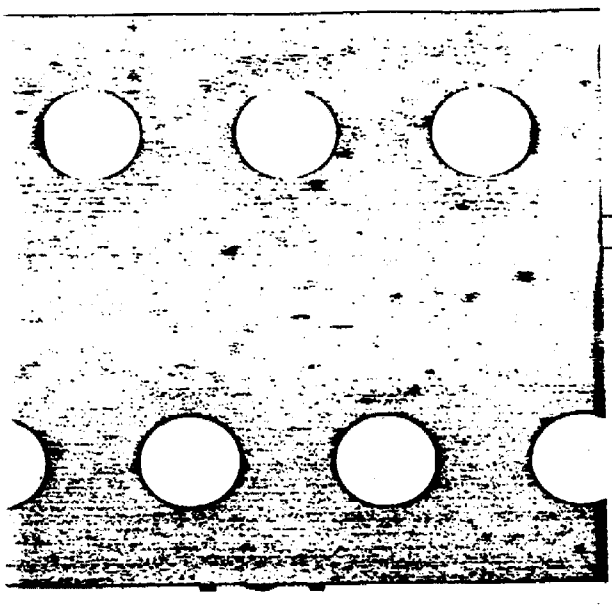
RECEIVED OF _____

FOR _____

BOOK 9315 PAGE 108

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	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	12.00
TOTAL	138.80
CHECK	138.80

04/18/94 01 11:28 0001 5143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40087

IDENTIFICATION REFERENCE

94 APR 18 AM 11:23

REGISTER
DAVIDSON COUNTY, TN.

No. 780325