File Box 52

BOOK 9361 PAGE 559

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value,
whichever is greater, for this transfer is $74,900.00.

Affiant 5/27/94

Subscribed and sworn to before me,
this the 27 day of May, 1994.

Notary Public
My Commission Expires: 6-1-97

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

94 MAY 31 PM 2:37
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

55615
IDENTIF. & REFERENCE

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
5705 Ashmont Drive
Nashville, Tennessee _____

SEND TAX BILLS TO:
SAME

Map: 162-9
Parcel: 153

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 KEVIN C. STEPHAN AND WIFE STACEE STEPHAN (hereinafter the "GRANTEE"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 126 on the Plan of Section V, Hickory View, as shown on Plat of record in Plat Book 6900, page 868, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Third National Bank in Nashville by Successor Trustee's Deed and Bill of Sale of record in Book 8925, page 769, Register's Office of Davidson County, Tennessee.

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. Restrictions and easements contained in an instrument of record in Book 7802, Page 491, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 6900, Page 868, said Register's Office.

4. Any rights of redemption or otherwise held by the Internal Revenue Service as provided for in 26 U.S.C. Sub. Sec. 7425(d)(1) and/or any rights of redemption or otherwise held by the State of Tennessee as provided for in T.C.A. Sec. 67-1-1433(c)(1).

5. Title to that portion of the Property lying within the bounds of any roads, streets, or highways.

6. Rights or claims of parties in possession.

7. Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property.

8. Easement for sewer of record in Book 5597, pages 714 and 729; Book 5738, pages 619 and 634; and Book 3649, page 15, Register's Office for Davidson County, Tennessee.

9. Easement for cemetery as shown on Plat of record in Book 6900, page 868 and also as shown on survey by Crawford Land Surveying dated May 5, 1994.

10. Any and all other matters, including without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters, if any.

This is improved property, known as 5705 Ashmont Drive, 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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 27th day of May, 1994.

GRANTOR:

THIRD NATIONAL BANK IN NASHVILLE,
A NATIONAL BANKING ASSOCIATION

BY: Steven D. Smith
TITLE: Asst. Vice President

BY: Joe R. Sadler
TITLE: Vice Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, N. Courtney Hollins, of the State and County aforesaid, personally appeared Steven D. 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, TN this 27th day of May, 1994.

N. Courtney Hollins
Notary Public

My Commission Expires: Nov. 20, 1994.

N. COURTNEY HOLLINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, N. Courtney Hollins, of the State and County aforesaid, personally appeared Joe R. Sadler, 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, TN, this 27th day of May, 1994.

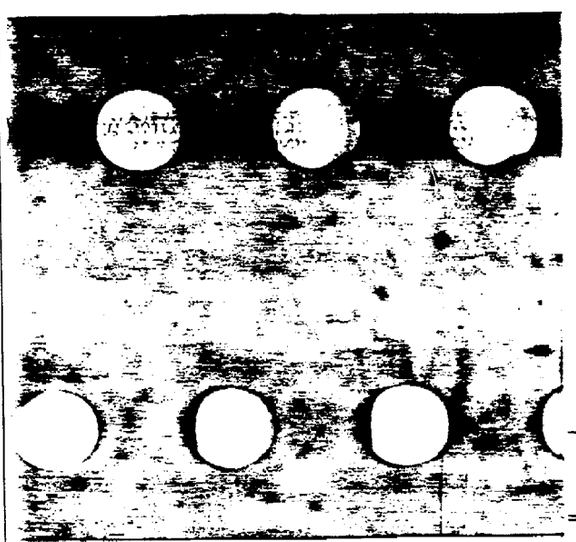
N. Courtney Hollins
Notary Public

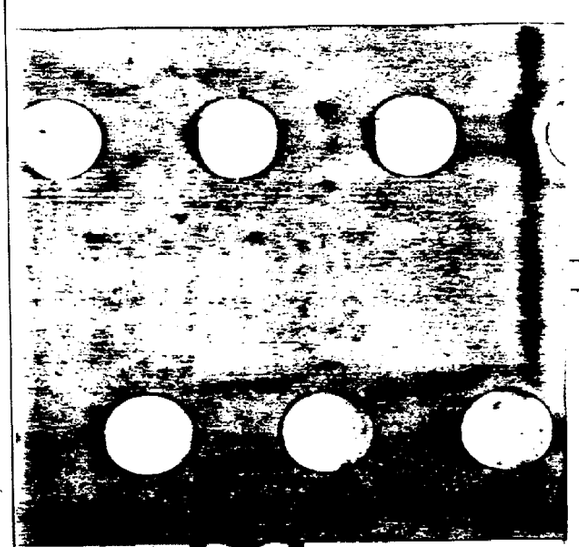
My Commission Expires: Nov. 20, 1994.

N. COURTNEY HOLLINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2075 05/31 0101 03CHECK 286.13

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9361 PAGE 561

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	~~74900.00~~
			CON TX	277.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.13
			CHECK	286.13
05/31/94	01		14:37 0001	2075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55615
IDENTIF. ↑ REFERENCE

94 MAY 31 PM 2:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 797039