This Instrument Prepared By:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37238
00275415, BOX 35

BOOK 9590 PG 540

95 FEB -7 PM 2:45
FELIX E. DELAPORTA, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 32481

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
1711 12th Avenue Trust 101 Nathaniel Blvd #450 Hendersonville, Tn 37072	OWNER	Map 81-11 Parcel 437

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by 1711 12th Avenue Trust, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, as Executor of the Estate of Edith M. Allen, has this day bargained and sold, and does hereby transfer and convey unto the said 1711 12th Avenue Trust, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet on Lot No. 186 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 186 fronts 50 feet on the southwesterly side of 12th Avenue North, formerly Florence Street and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Edith M. Allen and husband, A. L. Allen, by deed from E. T. King, a widower, of record in Book 1882, page 139, Register's Office for Davidson County, Tennessee; the said Aaron L. Allen and Edith M. Allen both having since died, he having predeceased her, and she having died testate, her Will being of record in Will Book 189, page 270, Probate Court Clerk's Office for Davidson County, Tennessee, appointing Third National Bank in Nashville as executor of the Estate.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,200.00.

1711 12th Ave Trust by [illegible]
Affiant

Subscribed and sworn to before me, this the 06th day of February, 1995.

Notary Public

My Commission Expires: 11-10-97

This is improved (xx) unimproved (x) property, known as:

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

GRANTOR FURTHER COVENANTS AND BINDS itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor.

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.

WITNESS our hands this 06th day of February, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

THIRD NATIONAL BANK IN NASHVILLE,
as Executor of the Estate of
Edith M. Allen

BY: _____
David P. Rogers, Assistant
Vice President and Trust
Real Estate Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

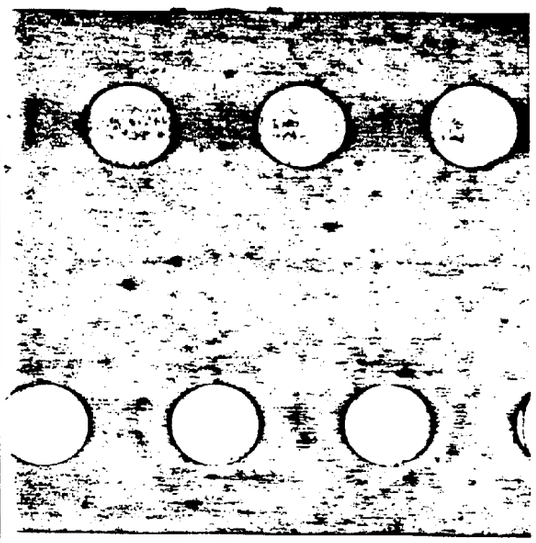
Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared David P. Rogers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Assistant Vice President and Trust Real Estate Officer of Third National Bank in Nashville, the within named bargainor, a corporation, and that he as such Assistant Vice President and Trust Real Estate 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 Assistant Vice President and Trust Real Estate Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 06th day of February, 1995.

_____
NOTARY PUBLIC

Commission expires: 11-10-97

95 02/07 2101 03CHECK 68.94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

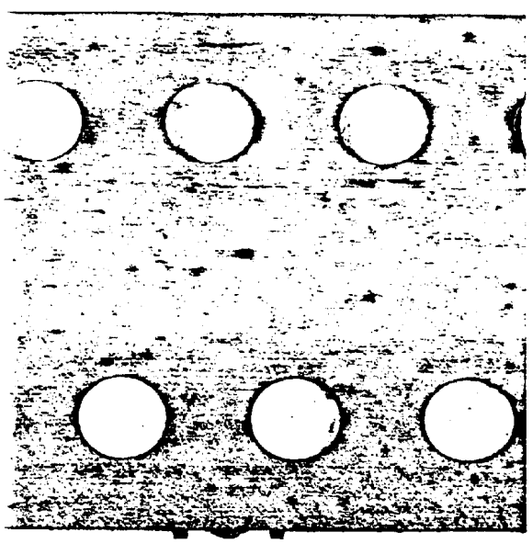
RECEIVED OF _____

FOR _____

BOOK 9590 PG 542

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 16200.00
CON TX 59.94
PRFEE 1.00
WHEED 8.00
TOTAL 68.94
CHECK 68.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/95 01 14:46 0001 9895

32481
IDENTIF. ↑ REFERENCE

95 FEB -7 PM 2:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879632