BOX 15

"SPECIAL WARRANTY DEED"

Book 9612 PG 417

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: May 7, 1997 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Terrell (NAME)	Franklin National Bank (NAME)	149-9 #78
4708 Apollo Drive (ADDRESS)	230 Public Square (ADDRESS)	
Antioch, Tn 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J.I. Kislak Mortgage Service

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Terrell, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Barclay Square, Section 1, as of record in Plat Book 4460, page 141, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J.I. Kislak Mortgage Service Corporation by quitclaim deed from Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9416, page 272, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

By, through, and under, but not otherwide the following limitation of warrantees shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

95 MAR -6 PM 3:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

39798

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 4708 Apollo Drive, Antioch, Tn 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 2nd day of March, 19 95

J.I. Kislak Mortgage Service
By:
Kenneth Daly, Snior Vice-President

BOX 15

BOOK 9612 PG 418

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Dade

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kenneth S. Bialy and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Senior Vice President and _____ respectively of the J. I. Kislak Mortgage Service the within named bargainor, and corporation, and that he as such Senior Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kenneth S. Bialy as such Senior Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at 7900 Miami Lakes Dr., West on this the 2nd day of March 1995.

My commission expires _____

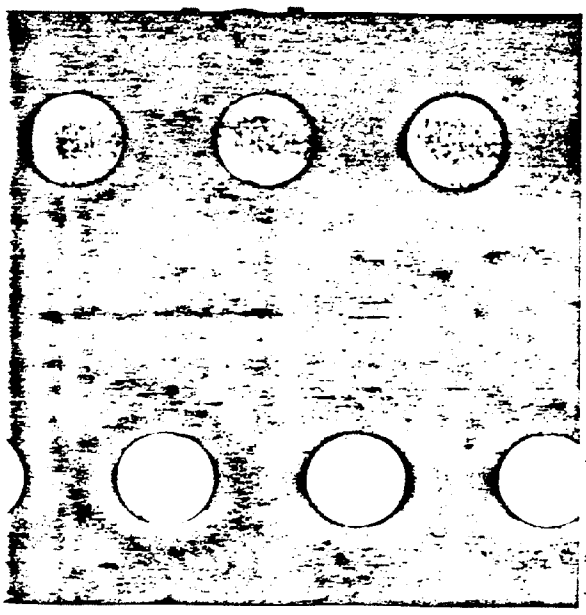
Rose M. Bowie
Notary Public
Rose M. Bowie

NOTARY PUBLIC STATE OF FLORIDA

Warranty Deed from J.I. Kislak Mortgage Service, to James A. Terrell.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

7886 03/06 0101 03CHECK 175.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

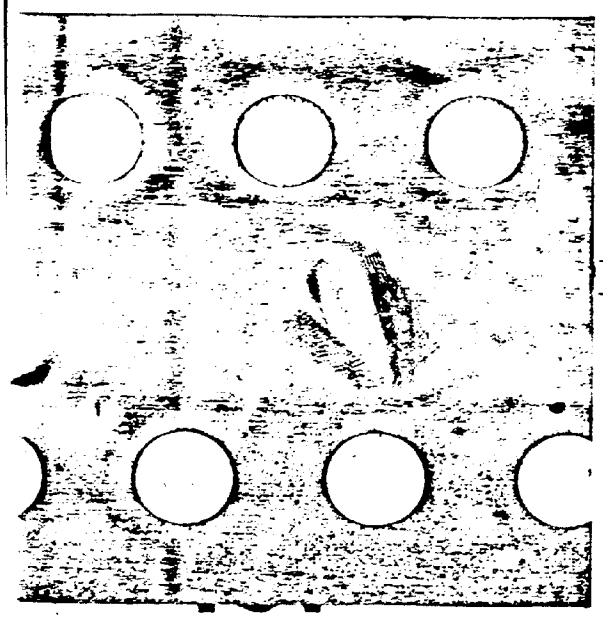
RECEIVED OF _____

FOR _____

BOOK 9612 PG 419

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39798
IDENTIF. ↑ REFERENCE

95 MAR -6 PM 3:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 887526