26B

BOOK 9638 PG 106

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sovereign Bank, FSB	New Owners	
1130 Berkshire Blvd.		Map 149-050
Wyomissing, PA 19610		Parcel 164

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, NationsBanc Mortgage Corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Sovereign Bank, FSB (The "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County.

Said Lot No. 82 fronts 98.02 feet on the northeasterly margin of Terragon Trail and extends back 148.16 feet on the northerly line and 134.64 feet on the southerly line to a dead line in the rear, measuring 73.47 feet thereon.

Being the same property conveyed to NationsBanc Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Book 9466, Page 649, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4773 Terragon Trail, Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Herman A. Ruben
Affiant

Subscribed and sworn to before me this 29th day of March, 1995.

Notary Public

My Commission Expires Jan 24, 1998

48816

IDENTIFICATION

STATE TAX

DAVID

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24TH day of March, 1995.

NationsBanc Mortgage Corporation

BY: _____
KEITH J. KUNS, VICE PRESIDENT

BY: _____
VIRGIL F. MCCAULEY, MORTGAGE OFFICER

STATE OF KENTUCKY}
COUNTY OF JEFFERSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared KEITH J. KUNS, VICE PRESIDENT with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged KEITH J. KUNS to be the VICE PRESIDENT respectively of NATIONSBANC MORTGAGE CORPORATION, the within named bargainor, a corporation and that KEITH J. KUNS as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said KEITH J KUNS as VICE PRESIDENT and attesting the same by the said VIRGIL F. MCCAULEY as MORTGAGE OFFICER.

WITNESS my hand and official seal at LOUISVILLE, KENTUCKY, this 24TH day of March, 1995.

_____
Notary Public HAROLD D. DICKSON

My Commission Expires: _____
Notary Public, State at Large, KY
My commission expires May 18, 1996

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