BOOK 9864 PG 515

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

FILE BOX 36

SPECIAL WARRANTY DEED

Name and Address of New Owner:
Eugene Collins
36 Belcaro Circle
Nashville, TN 37215

Send Tax Bills To:
New Owner

Street Address of Subject Property: **Map-Parcel No:**
See Attached

For and in consideration of the sum of Two Hundred Three Thousand Dollars and no/100 ($203,000.00), the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **EUGENE COLLINS, UNMARRIED** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lots Nos. 1, 2, 4, 5, 6, 7, 40, 41, 42, 43, 48, 49, 50, & 51 on the plan of River Bend Estates of record in Book 6900, Pages 504 and 505 and as amended by Surveyor's Correction Deed of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed of record in Book 8128, Page 584, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1995 Metropolitan taxes are a lien not yet due and payable.

2. Declaration of Covenants, Conditions, and Restrictions of record in Book 7112, Page 481, and as amended in Book 7308, Page 805 & 808, Book 7336, Page 15, and in Book 7549, Page 893, Register's Office for Davidson County, Tennessee.

3. The Plan of River Bend Estates of record in Book 6900, Pages 504 & 505, and as amended by Surveyor's Correction Deed of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements, and rights of way for public utilities applicable to the lot in question.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 28th day of April, 1995.

First Tennessee Bank National Association

BY: Deanne C. Porter V.P.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Deanne C. Porter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged her self to be the Vice President of First Tennessee Bank National Association, the within named bargainor, and that as such V.P., being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of April, 1995.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires January 24, 1998
STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $203,000.00.

Affiant

ARTHUR CRAGG NOTARY PUBLIC STATE OF TENNESSEE

Subscribed and sworn to before me, this the 28th day of April, 1995.

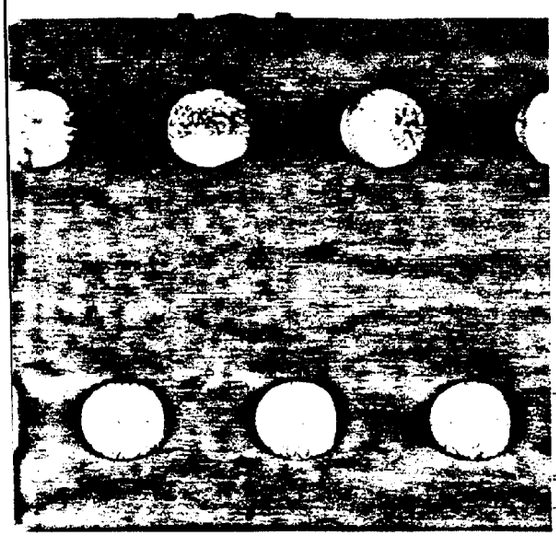
NOTARY PUBLIC
My commission expires: 1-22-96

\ftb\collins.ded

MAP AND PARCEL LIST

Lot:	Map and Parcel:
1	141-12-0-C-001
2	" -002
4	" -004
5	" -005
6	" -006
7	" -007
40	" -040
41	" -041
42	" -042
43	" -043
48	" -048
49	" -049
50	" -050
51	" -051

57904
IDENTIFICATION REFERENCE
95 MAY -4 PM 3:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
7811 05/04 1101 03CHECK 764.10



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

RECEIVED OF _____

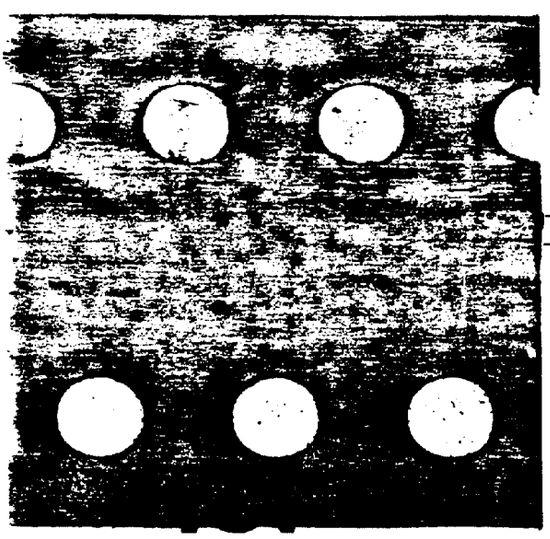
FOR _____

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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
203000.00
CON TX 751.10
PRFEE 1.00
WDEED 12.00
TOTAL 764.10
CHECK 764.10
05/04/95 01 15:20 0001 7811



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57904
IDENTIF. & REFERENCE

95 MAY -4 PM 3:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 907226