BOOK 9761 PG 832

File Box 24

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

A. A. Gorin
6300 Brownlee Drive
Nashville, TN 37205

Same

Map 92-7-254

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,500.00.

A A Gorin
Affiant

Subscribed and sworn to before me, this 10th day of August, 1995.

Jane W. Floyd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/22/97

FOR AND IN CONSIDERATION of the sum of $1,500.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto A. A. Gorin (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being property fronting on Merry Street, part of Lot Numbered 22 in the Plan of Brown and Triggs Subdivision McNairy, being approximately 50 feet by 190 feet. Being identified as Field Book Number 11W-6765, and Map and Parcel Number 92-7-254.
>
> Being part of the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 9612, Page 409, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Merry Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his successors, representatives, heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metropolitan Davidson County property taxes for the property for 1995 will be paid by Grantee. Any prior ad valorem property taxes owed for the property are the responsibility of Grantor.

2. All matters which would be disclosed by a survey of the property.

3. All easements, restrictions, setback requirements or other conditions of record in the Davidson County Register of Deeds' offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his successors, representatives, heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 27 day of JULY, 1995.

FIRST AMERICAN NATIONAL BANK

By: James E. Mattis

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Susan Knasnicki, a Notary Public for the State of County aforesaid, personally appeared James E. Mattis with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 27th day of July, 1995.

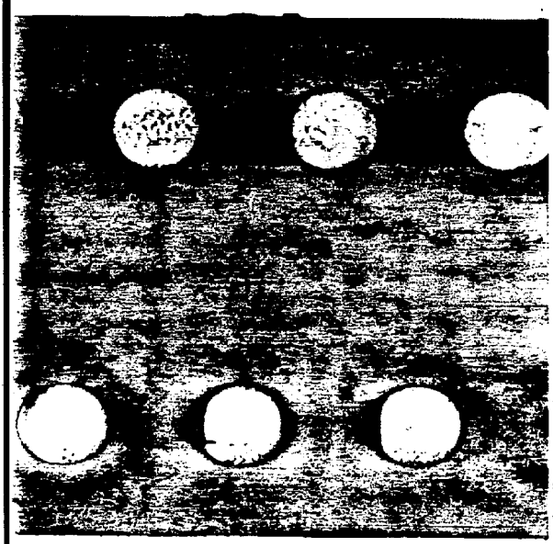
Susan Knasnicki
Notary Public

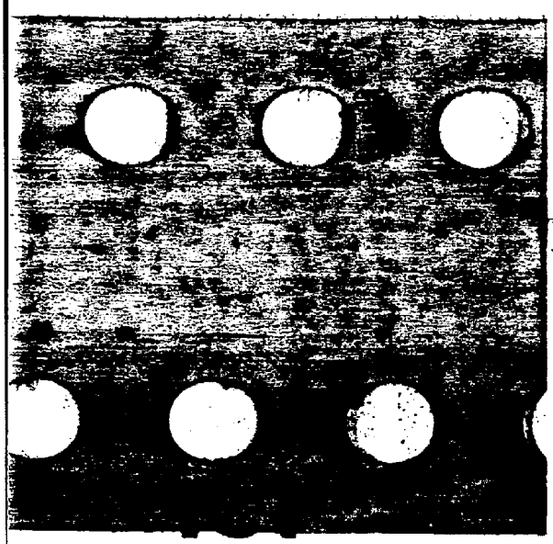
My Commission Expires: July 26 1997

0089231
IDENTIF. & REFERENCE

95 AUG 14 PM 1:15
REGISTER
DAVIDSON CO. TN.

2179 08/14 0101 03CHECK 14.55





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

RECEIVED OF _____

FOR _____

BOOK 9761 PG 834

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	1500.00
			CON TX	5.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	14.55
			CHECK	14.55
08/14/95	01		13:14 0001	2179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089231
IDENTIF. # REFERENCE

95 AUG 14 PM 1:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 941168