This Instrument Prepared By:

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

BOOK 9762 PG 955

SPECIAL WARRANTY DEED

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

R & W Investments, a Partnership
P. O. Box 8
Greenbrier, TN 37073

Same

Map 63-2
Parcel 92

Mail

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 1995.

Notary Public

My Commission Expires: My Commission Expires March 27, 1999

FOR AND IN CONSIDERATION of the sum of $56,000.00, 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 R & W Investments, a Tennessee General Partnership composed of Wayne Stevens and Walter Roy Mozingo, Jr. (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee described as follows:

> BEING Lot No. 156, on the plan of Nawakwa Hills Powwow Addition, Sections 4 and 5, of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 9715, Page 109, Register's office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1538 Ocoee Trail, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors 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, its successors 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 15th day of August, 1995.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Beth LaVeau, a Notary Public for the State of County aforesaid, personally appeared James E. Martin 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 15th day of August, 1995.

Beth LaVeau
Notary Public

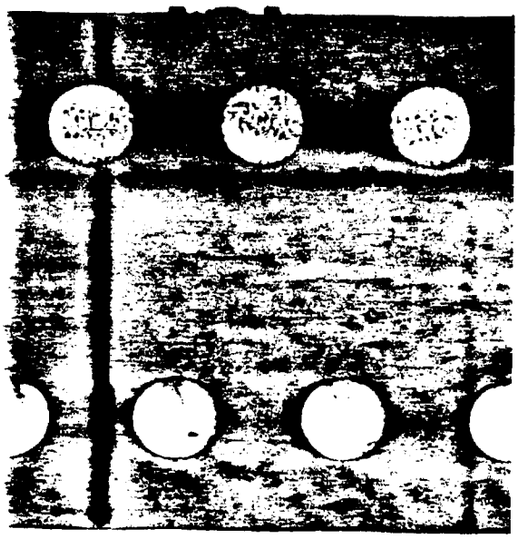
My Commission Expires: My Commission Expires March 27, 1999

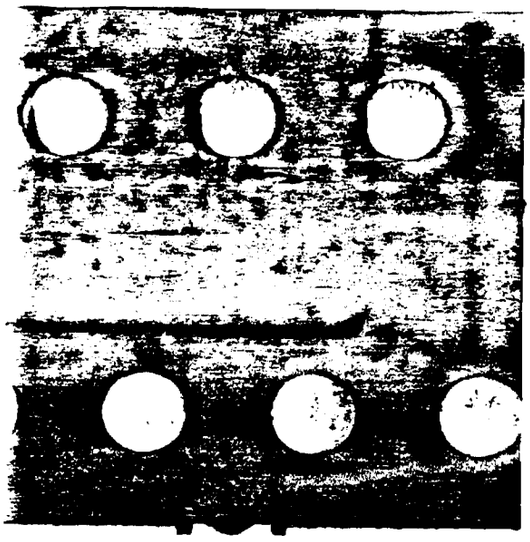
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0089772 IDENTIF. ↑ REFERENCE

95 AUG 15 AM 10:59 FELIX Z. [illegible] II REGISTER DAVIDSON COUNTY, TN.

2757 08/15 0101 03CHECK 216.20





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

RECEIVED OF _____

FOR _____

BOOK 9762 PG 987

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	56000.00
CON TX	207.20
PRFEE	1.00
WDEED	8.00
TOTAL	216.20
CHECK	216.20

08/15/95 01 11:01 0001 2767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089772
IDENTIF. ↑ REFERENCE

95 AUG 15 AM 10: 59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941751