BOOK 9847 PG 522

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.

Roy L. Smith
224 Wallace Road
Nashville, TN 37211

Same

Map 83-14
Parcel 332

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,000.00.

x Roy L Smith
Affiant

Subscribed and sworn to before me, this 30th day of October, 1995.

Melissa Smith
Notary Public

My Commission Expires: 11-22-97

FOR AND IN CONSIDERATION of the sum of $36,000.00, 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 Roy L. Smith (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, TN, being Lot No. 38 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for said County, to which plan 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 9775, Page 703, Register's office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1807 Shelby Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his 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 Country property taxes for the property for 1995 are being assumed 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; and

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 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 30th day of October, 1995.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melissa Smith, 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 30th day of October, 1995.

Melissa Smith
Notary Public

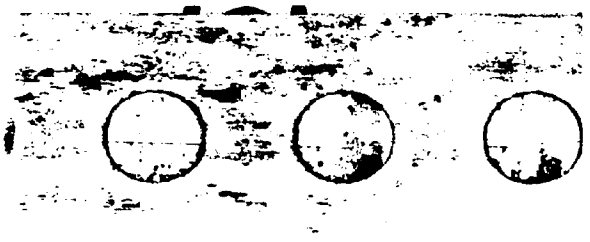
My Commission Expires: 11-22-97

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

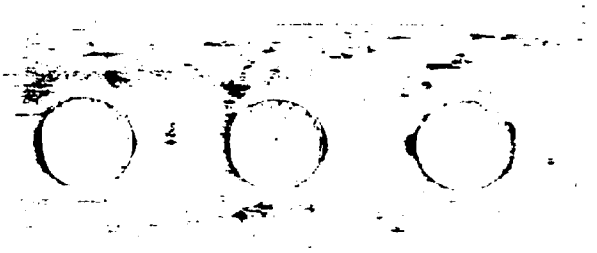
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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

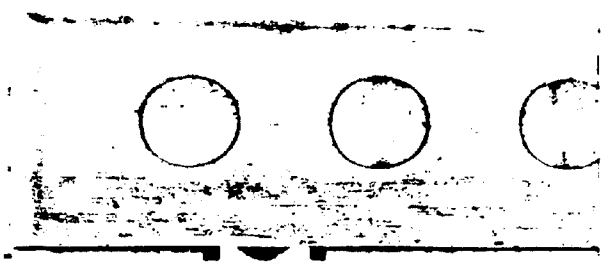
0113785

3851 11/02 0101 03CHECK 142.20









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9847 PG 524

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 36000.00	
			CON TX 133.20	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 142.20	
			CHECK 142.20	
11/02/95	01		10:27 0001 3851	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118785

IDENTIFICATION REFERENCE

95 NOV -2 AM 10:26

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

No. 972483