This instrument prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

BOOK 9866 PG 954

Address New Owner:	Send Tax Bills To:	Map/Parcel
J.L. Sparkman 137 Cumberland Trace Nashville, TN 37214	SAME	081-08-291

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First Tennessee Bank National Association, Successor by Merger with Community Money Center (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto J.L. Sparkman (hereinafter, "Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lot No. 36 on the Map of D.T. McGavock's Addition to Nashville, of record in Book 21, page 64, Register's Office for said County.
>
> SAID Lot No. 36 fronts 50 feet on the west side of 4th Avenue North, and runs back between parallel lines 163 feet 7 inches to an alley.
>
> BEING the same property conveyed to First Tennessee Bank National Association, Successor by Merger with Community Money Center, by Successor Trustee's Deed from Roy C. DeSha, Jr., of record in Book 9857, page 540, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1819 Fourth Avenue, North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for 1994 and subsequent years real property taxes. And we do further covenant and bind ourselves, our heirs and representatives to specially warrant and defend the title to the said land only to the extent and from the date the Grantor

acquired the subject property, to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 14th day of November, 1995.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER WITH COMMUNITY MONEY CENTER

By: _____

Its: Manager / Loan Officer

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Timothy Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager/loan officer of First Tennessee Bank National Association, Successor by Merger with Community Money Center, a corporation, and that he as such Manager/loan officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as manager/loan officer.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 1995.

_____
Notary Public
My Commission Expires: _____

ROY C. DeSHA, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 1998

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $6,545.68.

_____
Affiant

Subscribed and sworn to before me this 14th day of November, 1995.

_____
Notary Public
My Commission Expires: _____

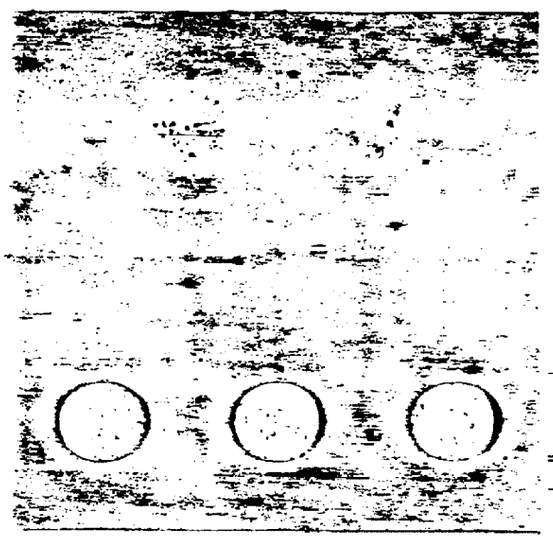
ROY C. DeSHA, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 1998

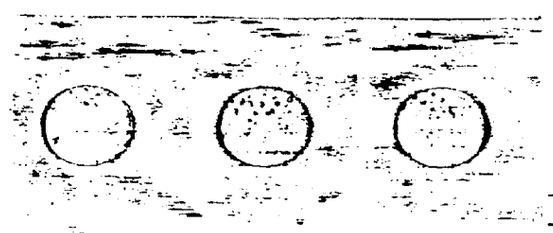
012542
IDENTIFICATION REFERENCE

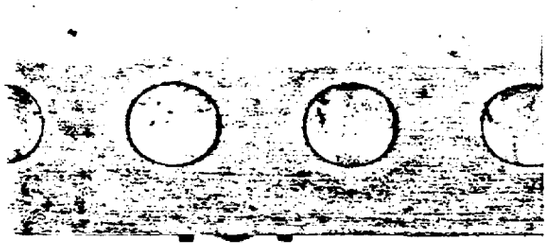
95 NOV 22 AM 11:09
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1035 11/22 0101 03CHECK 33.05

\FIN\FMC\FRI.SWD







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9866 PG 956

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	6545.68
			CON TX	24.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	33.05
			CHECK	33.05
11/22/95	01		11:10 0001	1035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125402
IDENTIFICATION REFERENCE

95 NOV 22 AM 11:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 979570