This Instrument was Prepared by:
Charles Y. Caldwell, III, Attorney
Suite 1200, One Commerce Square
Memphis, Tennessee 38103

ADDRESS NEW OWNER:

Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

SEND TAX BILLS:

SAME

Map 59-16
Parcel 223

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $14,100.00.

AFFIANT

Subscribed and sworn to before me this the 29 day of December, 1995

NOTARY PUBLIC

My Commission Expires:
5/14/96

BRENDA C. SPICER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 5-14-96

MAIL ENV.

95 DEC 15 PM 2:14

IDENTIFICATION REFERENCE
011125

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LAWYERS TITLE INSURANCE CORPORATION, a VIRGINIA CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO BOATMEN'S NATIONAL MORTGAGE, INC., A TENNESSEE CORPORATION HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 220 on the Plan of Trinity Hills Village, Section II, First Addition as of record in Book 4460, pages 45 and 46, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Lawyers Title Insurance Corporation by Trustee's Deed from Robert P. Ziegler, Trustee, of record in Book 9517, page 886, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property also known as 609 Troy Court, Nashville, Tennessee 37207.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever, and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 31st day of August, 1995.

ATTEST:
Ruth Y Bauer
Assistant Secretary

LAWYERS TITLE INSURANCE CORPORATION
BY: Charles Y. Caldwell III
ITS: Vice President & Regional Claims Counsel

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Phyllis T Massey, a Notary Public within and for the State and County aforesaid, personally appeared Charles Y. Caldwell, III and Ruth Y. Bauer with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Vice President and Regional Claims Counsel and Assistant Secretary respectively of Lawyers Title Insurance Corporation, the within named bargainor, a corporation, and that they as such Vice President and Regional Claims Counsel and Assistant Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles Y. Caldwell, III as such Vice President & Regional Claims Counsel, and attesting the same by the said Ruth Y. Bauer as such Assistant Secretary.

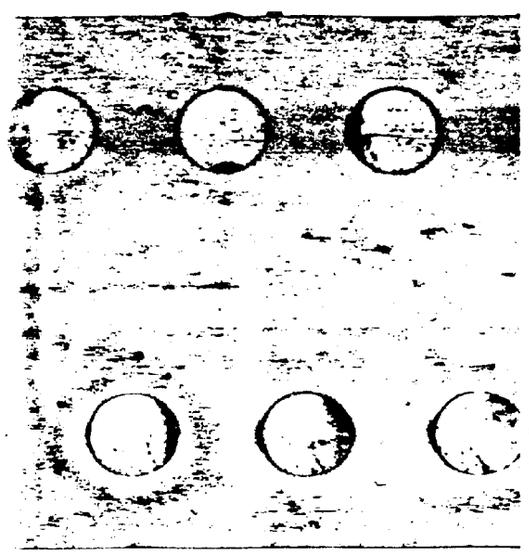
Witness my hand and official seal at office at Memphis, Tennessee on this the 31st day of August, 1995.

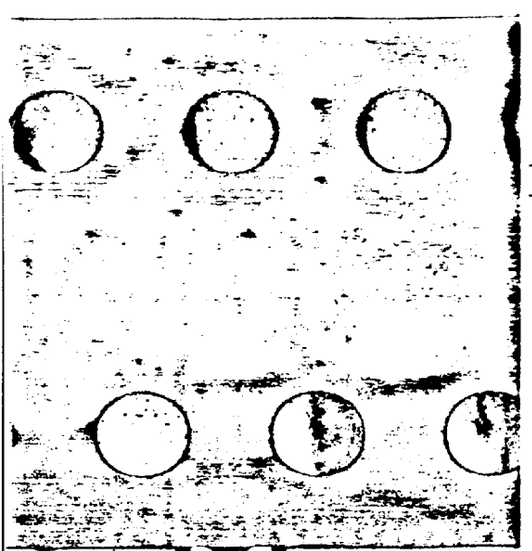
My commission expires 1-27-97

Phyllis T. Massey
Notary Public

Name: Brenda Broadnax-Reams
S&K#: 94-1361
Loan #: 675194
FHA Case #: 483-2016018-703

3050 01/15 0101 03CHECK 61.17





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9918 PG 710

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 14100.00
CON TX 52.17
PRFEE 1.00
MDEED 3.00
TOTAL 61.17
CHECK 61.17

01/16/96 01 14:47 0001 3060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 JAN 16 PM 2:44

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

0141125
IDENTIF. & REFERENCE

No. 996369