BOOK 9921 PG 97

Name and Address of New Owner:

Leroy Goins, Jr.
540 Nawakwa Trail
Madison, TN 37115

Send Tax Bills To:

SAME

Prepared by:

D.W. McMackin
5200 Maryland Way
Suite 105
Brentwood, TN
37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Map & Parcel No.
82-8-423
19W 13354

The actual consideration or value, whichever is greater for this transfer is $43,029.69.

D W McMackin, Atty.

Subscribed and sworn to before me on this 9th day of January, 1996.

Tisha C Brewer
Notary Public

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

RECEIVED FOR RECORD
01:41:19 PM 1996 JAN 19
DAVIDSON COUNTY, TN

REGISTER'S OFFICE

011976

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------
----------($10.00)----------
Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Delta Bank & Trust has bargained and sold, and does hereby transfer and convey unto the said Leroy Goins, Jr., his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of the Love-McFerrin Tract and the McWhirter Tract, of record in Book 4300, page 179, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Delta Bank & Trust by Trustee's Deed from D.W. McMackin, Substitute Trustee, of record in Book 9788, page 794, Register's Office, Davidson County, Tennessee.

This is improved property located at 592 Neill Avenue, Nashville, Tennessee 37206.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Leroy Goins, Jr., his heirs and assigns forever. 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 current year real estate taxes, the payment of which has been prorated of even date herewith and assumed by Grantee.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to the said Leroy Goins, Jr., his heirs and assigns against the lawful claims of all persons by, through and under Grantor, but not otherwise.

WITNESS my hand on this 5th day of January, 1996.

DELTA BANK & TRUST

Edwin M. Best
President

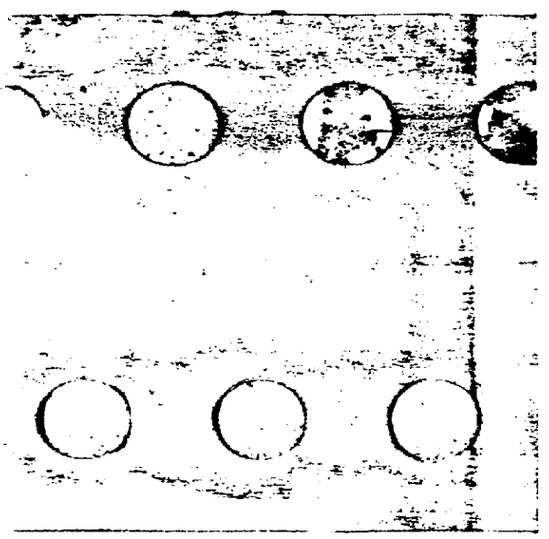
STATE OF MISSISSIPPI
COUNTY OF SUNFLOWER

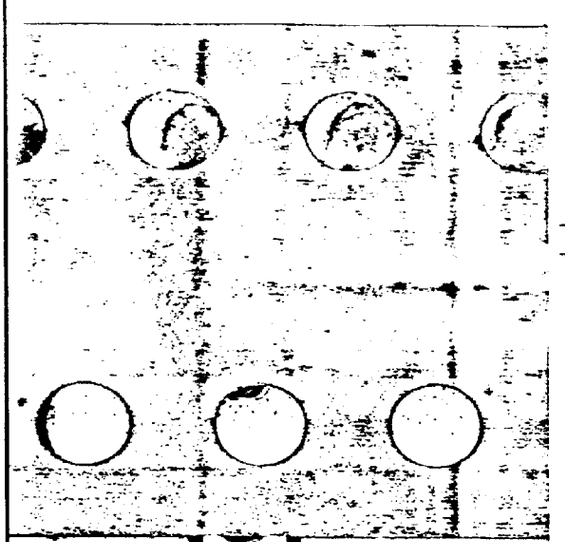
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin M. Best, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of the Delta Bank & Trust, a corporation, and that he as such President, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Drew, Mississippi, this 5th day of January, 1996.

Patricia R. Tillman
Notary Public

My commission expires: 10/26/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9921 PG 99

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	43029.69
CON TX	159.10
PRFEE	1.00
MTGFEE	8.00
TOTAL	168.10
TNDR	168.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3977

014 1976

IDENTIFICATION REFERENCE

93 JAN 18 AM 10:25

DAVIDSON COUNTY, TN.

No. 997273