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.

162-4-45

The actual consideration or value, whichever is greater for this transfer is $59,000.00.

Leroy D. Goins Jr.

Subscribed and sworn to before me on this 12th day of February, 1996.

Tisha C. Brewer
Notary Public

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

My Commission Expires: 7/25/98

96 FEB 16 AM 10:45
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0151086

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, Bank of Commerce 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. 140 on the Plan of Antioch Park, Section 4, as of record in Book 4300, page 119, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Bank of Commerce by Trustee's Deed from D.W. McMackin, Substitute Trustee, of record in Book 9909, page 257, Register's Office, Davidson County, Tennessee.

This is improved property located at 4921 Shihmen Drive, Antioch, Tennessee 37013.

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 9 day of February, 1996.

BANK OF COMMERCE

(Title) President

STATE OF Tennessee
COUNTY OF Gibson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ed Norman, 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 Bank of Commerce, 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.

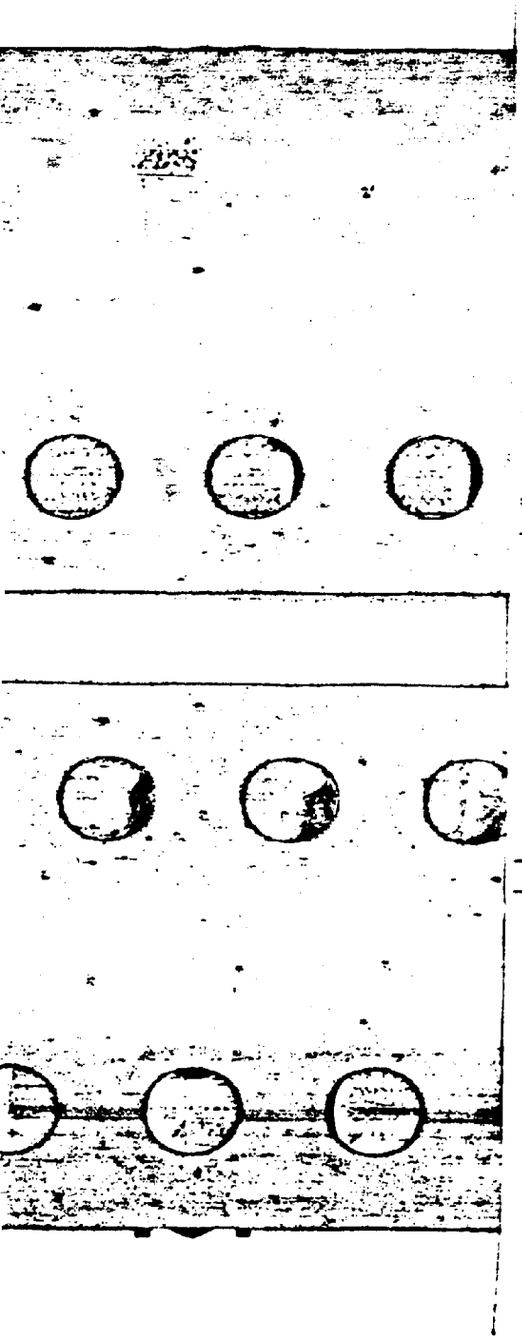
WITNESS my hand and official seal at Trenton, Tennessee, this 9th day of February, 1996.

Notary Public

JIMMY WILLIAMS NOTARY PUBLIC AT LARGE GIBSON CO. TENN.

My commission expires: 1-12-99

3737 02/15 0101 03CHECK 227.30



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

RECEIVED OF _____

FOR _____

BOOK 9949 PG 974

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 59000.00
CON TX 213.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

02/16/96 01 10:47 0001 8737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151086
IDENTIF. & REFERENCE

96 FEB 16 AM 10:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1006920