This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BOOK 9975 PG 703

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Mary M. Wilson
4403 Sunnybrook
Nashville, TN 37205

Same

Map 61-16
Parcel 172

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,500.00.

James E Martin
Affiant

Subscribed and sworn to before me, this 28th day of October, 1994.

Susan Drasnin
Notary Public

My Commission Expires: July 26, 1997

FOR AND IN CONSIDERATION of the sum of $36,500.00, 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 Mary M. Wilson, (hereinafter "Grantee"), her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT I:
Being the westerly 63.1 feet of Lot No. 20 on the Map of Kennedy and Graves' Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for said county. Said part of Lot No. 20 fronts 63.1 feet on the southerly side of McAlpine or Alpine Avenue, and runs back between parallel lines, from the center of said Avenue, 388.5 feet to a dead line.

TRACT II:
Being the easterly 50 feet of Lot No. 20 on the Map of Kennedy and Graves' Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for said County. Said part of Lot No. 20 fronts 50 feet on the southerly side of McAlpine, or Alpine Avenue, and runs back between parallel lines, from the center of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 9394, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1206 McAlpine Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, her 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 County ad valorem property taxes owed for the property as of the date of this deed which Grantee assumes and agrees to pay;

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, her 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 28th day of October, 1994.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Assistant Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Susan Trasnicka, 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 Assistant Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Assistant 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 Assistant Vice President.

Witness my hand and official seal at office this 28th day of October, 1994.

Susan Trasnicka
Notary Public

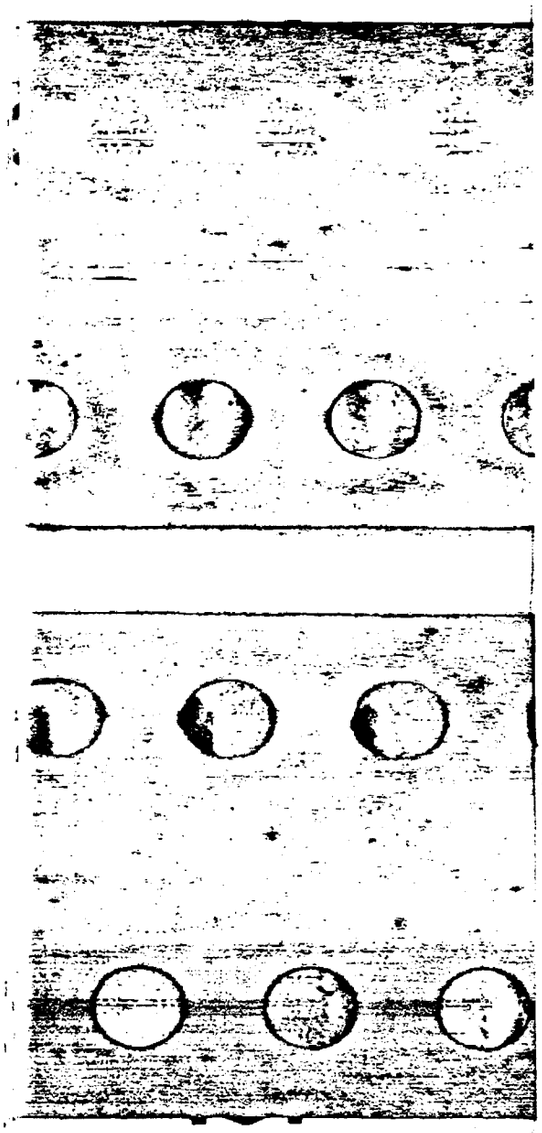
My Commission Expires: 7/20/97

96 MAR 11 PM 3:50
PAT Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0159011
IDENTIF. ↑ REFERENCE

MAIL ENV.

7245 03/11 0101 03CHECK 144.05



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

RECEIVED OF _____

FOR _____

BOOK 9975 PG 705

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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
TOTAL 144.05
CHECK 144.05

03/11/96 01 15:54 0001 7245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159011 ← IDENTIF. ← REFERENCE

96 MAR 11 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015333