THIS INSTRUMENT WAS PREPARED BY:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

BOOK 10054 PG 515

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Roy S. Jones	same	147-11-60
430 Altas Dr		
Nashville TN 37211		

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, as Fleet Finance, Inc., a Rhode Island corporation ("Grantor") has bargained and sold, and hereby transfers and conveys to Roy S. Jones, a married person ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 431 on the Map of Whispering Hills Subdivision, Section II-C, as of record in Book 2663, page 66 and 67, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Fleet Finance, Inc. by Substitute Trustee's deed from Anderson & Jordan Escrow Co., Inc., Sucessor Trustee, of record in Book 9914, Page 286, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

1) Taxes for 1996 and subsequent years which are not yet due and payable.2) All matters contained on plat of record in Book 2663, page 67.3) Restrictions of record in Book 2797, page 483. 4) Charter of record in Book 5991, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: 516 Leeanne Drive, Nashville, TN 37211.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 16th day of May, 1996.

FLEET FINANCE, INC.

By: Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recovery Corporation, Attorney in Fact

By: Mart Millane VP
Martin Millane
Vice-President

0183168
IDENTIFICATION REFERENCE

96 MAY 20 AM 9:52
REGISTER
DAVIDSON COUNTY, TN

STATE OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

Before me, Nadia Buttrick, a Notary Public in and for the State and County aforesaid, personally appeared Martin Millane 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 Vice-President of Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recovery Corporation, a Rhode Island corporation, Attorney in Fact for the bargainor, Fleet Finance, Inc. and that he as such Vice-President of Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recovery and as authorized as attorney in fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recover Corporation by himself as Vice-President.

Witness my hand and official seal at Boston, Massachusetts this 16 day of May, 1996.

FLEET REAL ESTATE CAPITAL, INC.

Nadia Buttrick
Notary Public

My Commission Expires:_____

NADIA BUTTRICK
NOTARY PUBLIC
My Commission Expires Dec. 28, 2001

STATE OF MASS)
COUNTY OF SUFFOLK)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 66,500.00.

Affiant

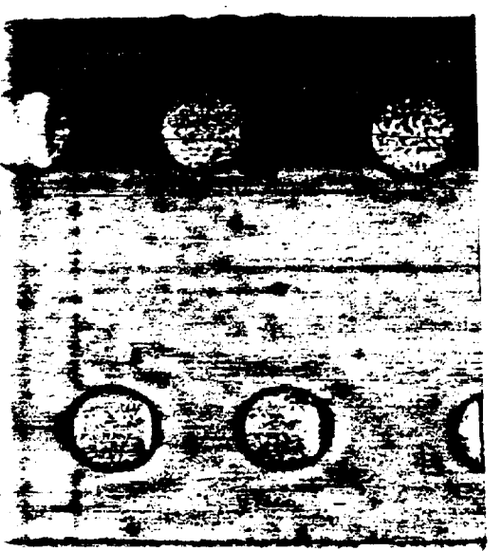
Doina Sipos
Notary Public

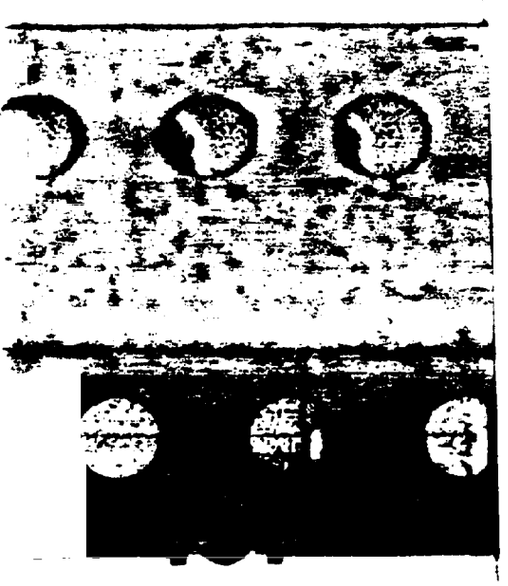
My Commission Expires:_____

DOINA SIPOS
NOTARY PUBLIC
My Commission Expires Sept. 20, 2002

3171 05/20 0101 03CHECK 255.35

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





RECEIVED OF _____

FOR _____

BOOK 10054 PG 517

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	66500.00
			CON TX	246.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	255.05
			CHECK	255.05
05/20/96	01		09:55 0001	3171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183168
IDENTIF. ↑ REFERENCE

96 MAY 20 AM 9:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1041117