G#96-6-26A

FILE IN BOX #19B
MAP 082-03, PARCEL 476
Field Book No. 20W-26270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39,100.00 .

Affiant

Subscribed and sworn to before me this the 17th day of June , 1996.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/99

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW
761 OLD HICKORY BLVD, SUITE 102, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
MICHAEL D. SHMERLING
(Name)
1900 Church St., Suite 400
(Street Address)
Nashville, TN 37203
(City) (State) (Zip Code)

SEND TAX BILLS TO:
"NEW OWNER"
(Name)
(Street Address)
(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

3413 06/19 0101 03CHECK 153.67

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Union Planters National Bank, a banking corporation** , hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL D. SHMERLING, a married man** , hereinafter called the **"Grantee"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the Plan of Wills, Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of North Fourth Street at the Northwest corner of Lot No. 2; thence, with the North line of said Lot, South 83 degrees 00 minutes East, 172.75 feet to a point in the westerly margin of an 18 foot alley (Alley No. 301); thence, with said margin of said alley, South 8 degrees 06 minutes West, 78.38 feet, passing the Southeast corner of Lot No. 2 at 50 feet, to a point in the northeasterly margin of Cleveland Street, as relocated; thence, with said margin of said street, northwestwardly 159.21 feet to a point at the beginning of a curve to the right, having a radius of 25.0 feet; thence, around said curve, northwestwardly 33.41 feet to a point in the easterly margin of North Fourth Street; thence, with said margin of said street, northwardly 8.57 feet to a point of BEGINNING.

BEING the same property conveyed to Union Planters National Bank, by Substitute Trustee's Deed from G. Keith Rogers, Jr., Substitute Trustee, of record in Book 9858, Page 428, Register's Office for Davidson County, Tennessee.

THIS is improved property, located at 901 Lischey Avenue, Nashville, Tennessee 37207.

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, and the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple. has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 17th day of June, 1996.

019505

IDENTIFICATION/REFERENCE

95 JUN 19 PM 3:00

REGISTER

UNION PLANTERS NATIONAL BANK

BY: _____

SEAN D. HART

Title: ASST. VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SEAN D. HART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HIS oath acknowledged HIS self to be the ASST. VICE PRESIDENT of the **Union Planters National Bank**, the within named bargainor, a banking corporation, and that he as such ASST. VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HIS self as such officer.

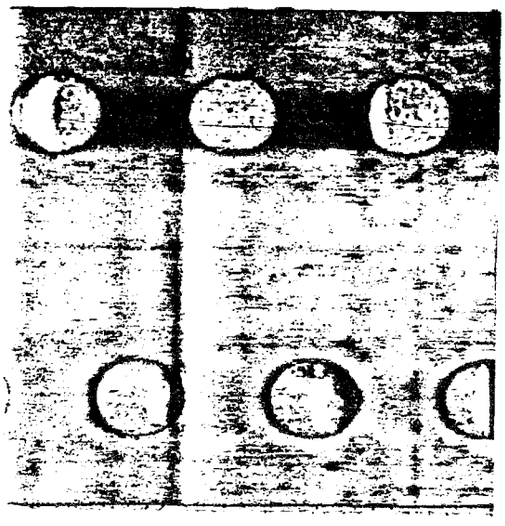
Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of June, 1996.

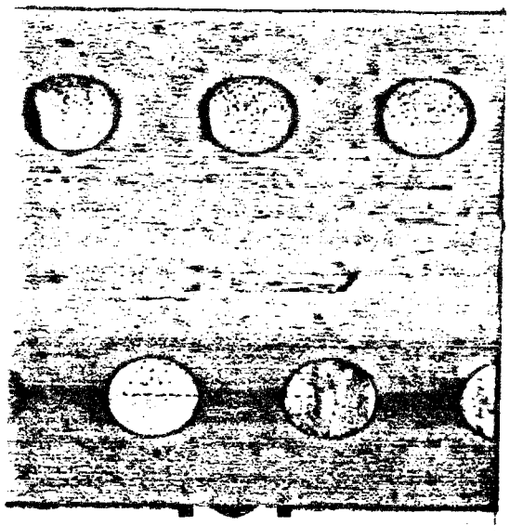
My Commission Expires: 7/24/99

_____
Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

G:\FDS\WS3\WPDOC\SPEC-WD.





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

RECEIVED OF _____

FOR _____

BOOK 10091 PG 912

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 39100.00
CON TX 144.67
PRFEE 1.00
WDEED 8.00
TOTAL 153.67
CHECK 153.67

06/19/96 01 15:03 0001 5413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194505
IDENTIFICATION REFERENCE

96 JUN 19 PM 3:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1053211