To: Bk 436

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10264 PG 166

SPECIAL WARRANTY DEED

Name and Address of New Owner:

Josie M. Fontana
5831 Pettus Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
5831 Pettus Road Antioch, Tn 37013	**174-95.00**

For and in consideration of the sum of TEN DOLLARS ($10.00, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, TRANSAMERICA FINANCIAL SERVICES COMPANY, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto JOSIE M. FONTANA, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows:

0248076
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:33
REGISTER
DAVIDSON COUNTY, TN.

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to

1. Any zoning ordinances requiring that this property be plated by Zoning/Planning Officials of Davidson County, Tennessee;

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 30 day of October, 1996.

TRANSAMERICA FINANCIAL SERVICES COMPANY

BY: _____ SEAL

TITLE: Buddie R. Sanders Assistant Secretary

STATE OF Minnesota]

COUNTY OF Hennepin]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Buddie R. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged him self to be the Transamerica Financial Services Company and acknowledged that he executed the within instrument on behalf of Transamerica Financial Services Company, the within named bargainor, a corporation, and that as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at Minneapolis, Minnesota, this 30 day of October, 1996.

KRISTEN MORIS
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires 01/31/2000

NOTARY PUBLIC Kristen Moris
My commission expires: 01-31-00

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

BOOK 10264 PG 168

The actual consideration or value, whichever is greater for this transfer is $142,900.00.

Affiant

Sworn to and subscribed before me,
this the 15 day of ~~December~~ November 1996.

Notary Public

My commission expires: 7/26/97

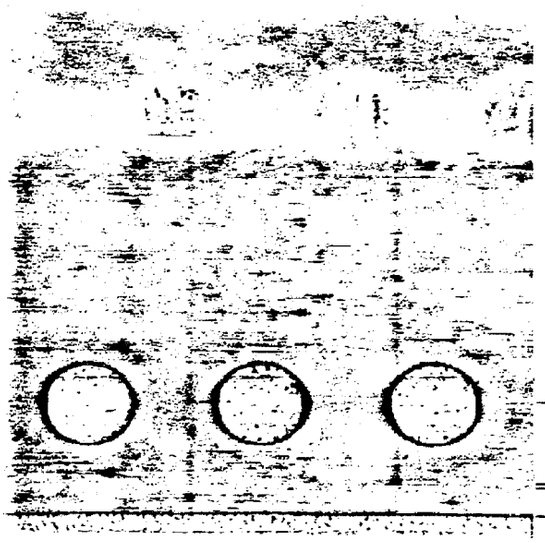
EXHIBIT A

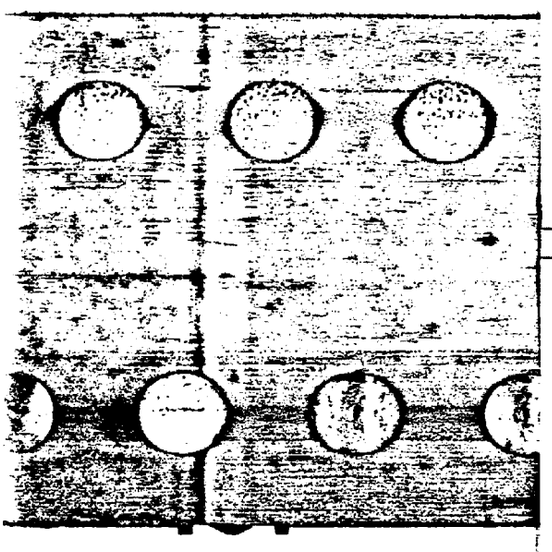
Land in Davidson County, Tennessee, described as follows:

BEGINNING at a point on the west margin of Pettus Road, said point being N 06 degrees 15 minutes 55 seconeds East at 50.00 feet from Mark Stephens, et ux northeast corner; thence with the north margin of a 50 foot easement, north 83 degrees 49 minutes 42 seconds west, 215.41 feet; north 61 degrees 42 minutes 38 seconds west, 397.96 feet; north 60 degrees 12 minutes 00 seconds west, 99.61 feet, leaving said 50 foot easement north 47 degrees 03 minutes 54 seconds east, 270.39 feet to an iron pin in George Stephens' west line; thence with said line, south 41 degrees 09 minutes 32 seconds east, 209.27 feet to an iron pin, south 59 degrees 50 minutes 45 seconds east, 196.60 feet to an iron pin, south 78 degrees 27 minutes 29 seconds east 165.81 feet to a point on the west margin of Pettus Road, George Stephens' southeast corner, thence with said margin, south 06 degrees 15 minutes 55 seconds west, 156.90 feet to the beginning,containing 2.84 acres, more or less, according to a survey by P. Anthony Chapdelaine, Jr., dated 9/21/77.

Being the same property conveyed to Transamerica Financial Services Company, by Substitute Trustee's Deed from Auborn L. Hager, III, as Substitute Trustee, as of record in Book 9978, page 316, Register's Office for Davidson County, Tennessee.

7095 11/19 0101 03CHECK 545.73





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

RECEIVED OF _____

FOR _____

BOOK 10264 PG 170

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 142900.00
				CON TX 528.73
				PRFEE 1.00
				WDEED 16.00
				TOTAL 545.73
				CHECK 545.73
			11/19/96 01	15:35 0001 7095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02480076
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:3[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1089812