BOOK 10290 PG 270

RESPONSIBLE OWNER/TAXPAYER:
Ida N. McGinnis
1804 Glade Street
Nashville, Tennessee 37207

THIS INSTRUMENT PREPARED BY:
Sharon Frankenberg, Attorney
P.O. Box 31585
Knoxville, Tennessee 37930

Tax Map 71-5 Parcel 198

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 18 of November, 1996, by and between State Street Bank and Trust Company as Trustee, Party of the First Part, and Ida N. McGinnis, Party of the Second Part:

W I T N E S S E T H:

That the said Parties of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, to them in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, have bargained and sold and do hereby bargain, sell, convey and confirm unto the said Parties of the Second Part the following described real estate, situated in the 12th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being Lots no. 79 and 80 on the Plan of Brooklyn Heights, of record in Book 332, page, 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to State Street Bank and Trust Company as Trustee by Substitute Trustee's Deed dated August 27, 1996 from Robert M. Wilson, Jr., Substitute Trustee of record in Book 10174, page 646, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable restrictions, easements and building setback lines.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Parties of the Second Part, their successors and assigns forever.

Said Parties of the First Part convey the aforesaid real estate which is unencumbered except as described herein.

And that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, claiming the same by, through or under it, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said Parties of the First Part have caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

RYLAND MORTGAGE COMPANY CORPORATE SEAL 1973 STATE OF OHIO

State Street Bank and Trust Company, as Trustee and not in its individual capacity, by its attorney-in-fact, Ryland Mortgage Company

BY: _____
Authorized Officer
Name:
Title:

MICHELE DRURY, VICE PRESIDENT
RYLAND MORTGAGE COMPANY
ATTORNEY IN FACT

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STATE OF Maryland)
)
COUNTY OF Howard)

Personally appeared before the undersigned, a Notary Public in and for said State and County, Michele Drury with whom I am personally acquainted and who upon oath acknowledged himself/herself to be the Vice President of Ryland Mortgage Company, attorney-in-fact for the within named bargainor, a corporation and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/ herself as Vice President.

WITNESS my hand and official seal at office, this 18 day of November, 1996.

Notary Public

My Commission Expires:

Brad P. Wachsmuth
Notary Public
Baltimore County
My Comm. Exp. Sept. 2, 1998

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 42,000.00.

Affiant

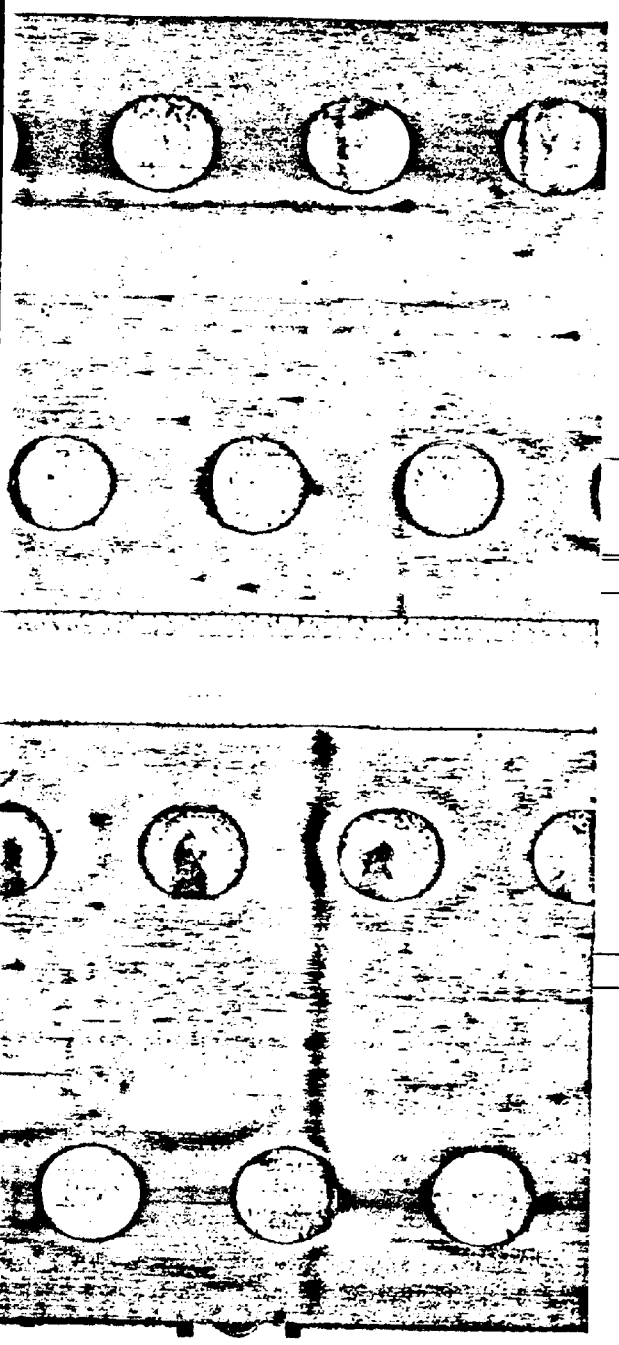
Sworn to and subscribed to before me this 6th day of December, 1996.

My commission expires: 7/24/99 Notary Public

0255734
IDENTIF. ↑ REFERENCE

96 DEC 13 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5585 12/13 0101 03CHECK 164.40



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

RECEIVED OF _____

FOR _____

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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	42000.00
			CON TX	155.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	164.40
			CHECK	164.40

12/13/96 01 15:42 0001 5585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255734
IDENTIF. # REFERENCE

96 DEC 13 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1098204