BOOK 10314 PG 415

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

mail

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Karl Meyer	same	81-14-35
2407 West Heiman St		
Nashville TN 37208		

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

Being Lot No. 4 on the map of E. T. Holman's Subdivision of Lot Nos. 41, 42 & 43 in Boyd's McNairy Plan record in Plat Book 161, page 2, Register's Office for Davidson County, Tennessee to which 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 John M. Jordan, Substitute Trustee, of record in Book 9873, Page 738, 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 of public record.

This is improved property known as: 2407 West Heiman Street, Nashville, Tennessee 37208.

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 30th day of December, 1996.

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

By: Martin B. Millane, Jr.
Martin B. Millane, Jr.
Vice-President
Power of Attorney of record in
Book _____, Page _____

0262508
IDENTIF. ↑ REFERENCE

97 JAN -8 AM 11:16
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

BOOK 10314 PG 416

Before me, Karen Brown, 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 30th day of December, 1996.

Notary Public

My Commission Expires: 7-22-99

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Suffolk

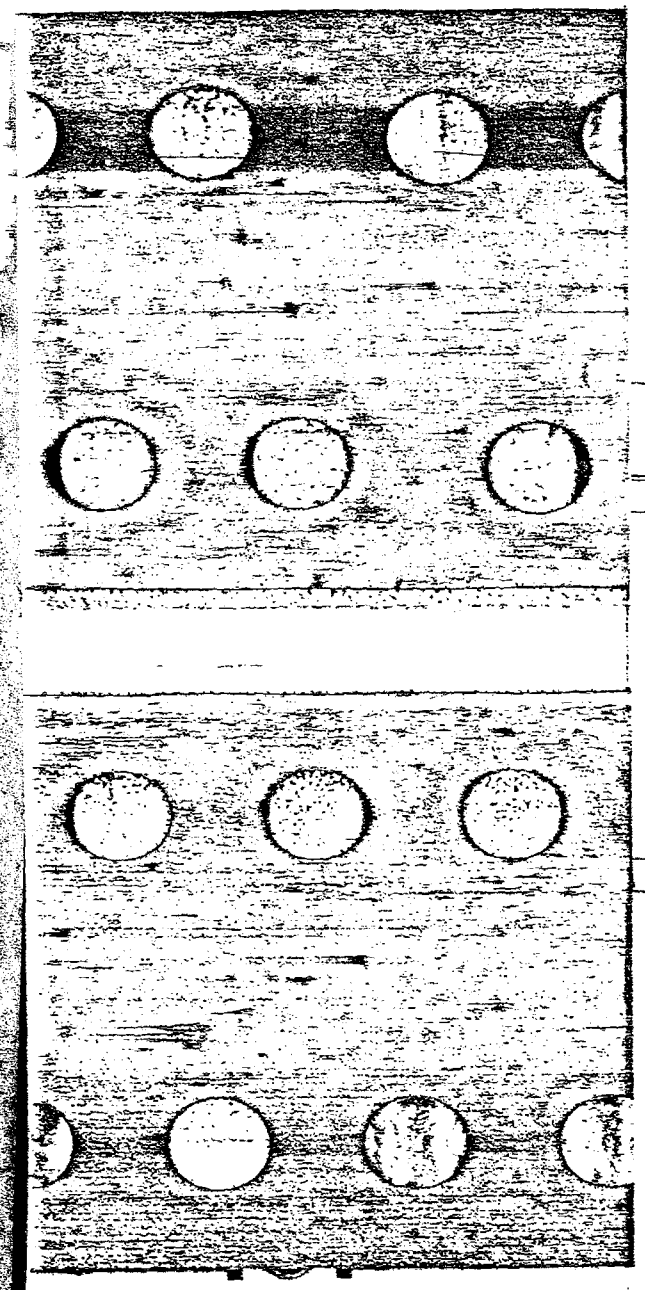
The actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,000.00

Affiant

Notary Public

My Commission Expires: 7-22-99

305B 01/08 0101 03CHECK 75.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 417

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	18000.00
			CON TX	666.60
			ERR:	CO
			CON TX	666.60-
			CON TX	66.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	75.60
			CHECK	75.60

01/08/97 01 11:16 0001 3058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262508

IDENTIF. # REFERENCE

97 JAN -8 AM 11: 1

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

(D)

No. 1105587