BOX 15

SPECIAL WARRANTY DEED

BOOK 10369 PG 129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

John C. Donaldson Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 1997.

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Donaldson, Sr. (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 119-9
2700 Fannie Williams Street (ADDRESS)	P. O. Box 353 (ADDRESS)	PARCEL 161
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Chemical Financial Services, Corporation By Chemical Residential Mortgage Corporation, Servicing Agent HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Donaldson, Sr. and wife, Maxine Y. Donaldson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of E. T. Brown's Subdivision of a part of the Patterson Tract, as of record in Book 332, page 60, Register's Office for said County.

Said Lot fronts 71 feet on the easterly side of Hogan Street and runs back on the northerly line 195 feet, more or less, and on the southerly line 171 feet, more or less, to a point.

TRACT II
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of E. T. Brown's Subdivision of a part of the Patterson Tract in the 9th Civil District of Davidson County.

Said Lot No. 8 fronts 50 feet on the east side of Hogan Street and runs back 171 1/2 feet on the northerly side and 160 feet on the south line to a line, fronting 24 feet on said line.

Being the same property conveyed to Chemical Financial Services Corporation By Chemical Residential Mortgage Corporation, Servicing Agent, by deed from I. Dyke Tatum, Substitute Trustee, of record in Book 10135, page 75, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

By, through, and under, but not otherwise the following limitation of warrantees shall be deemed superior and override any others contained herein:
Warranties contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

This is improved (X) unimproved ( ) property, known as 2700 Fannie Williams Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand (s) this 24th day of February 1997

Chemical Financial Services, Corporation By Chemical Residential Mortgage Corporation,
By: Robert G. Carlson Servicing Agent

ROBERT G. CARLSON, ASST. VICE-PRESIDENT

BOX 15

BOOK 10369 PG 130

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____
Notary Public

STATE OF OHIO
COUNTY OF CUYAHOGA

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared ROBERT G. CARUSO and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the ASST. VICE-PRESIDENT and _____ respectively of the Chemical Financial Services Corporation By Chemical* the within named bargainor, and corporation, and that he as such Asst. Vice-President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert G. Caruso as such Asst. Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at CLEVELAND, OHIO on this the 24th day of February 1997.

My commission expires _____ Suzanne S. Angelino
Notary Public

*Residential Mortgage Corporation, Servicing Agent

SUZANNE S. ANGELINO
Notary Public, State of Ohio
My Commission Expires Sept. 21, 1997
Recorded in Geauga County

IDENTIF. & REFERENCE

97 MAR -4 PM 4:17

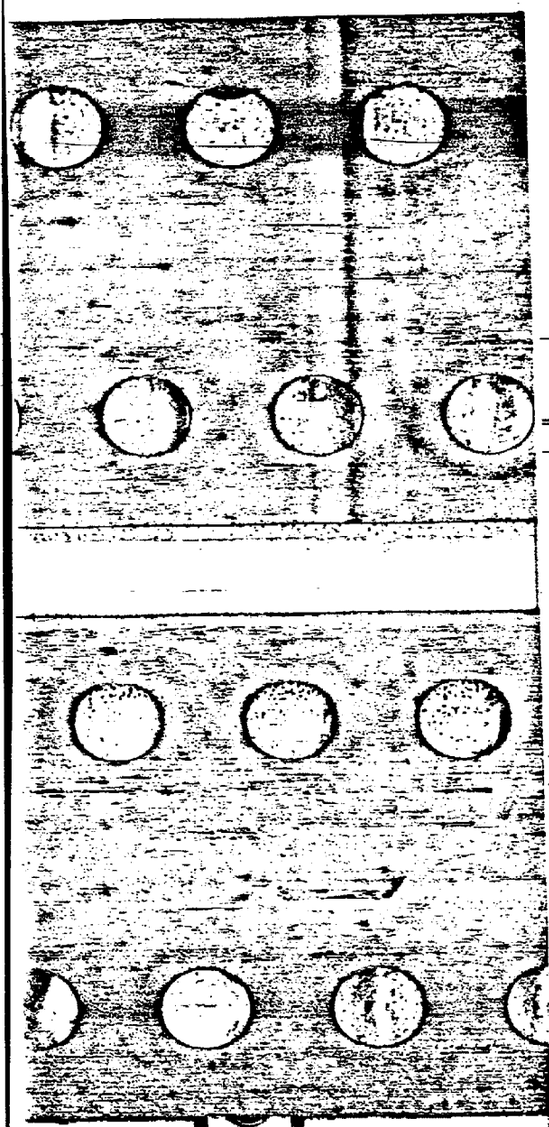
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0278918

Warranty Deed from Chemical Financial Services, to John Donaldson and wife, Maxine Donaldson.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

2698 03/04 0101 03CHECK 286.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10369 PG 131

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/06/87 01 1111 0001 2698

0278918
IDENTIF. & REFERENCE

97 MAR -4 PM 4:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123090