BOOK 10389 PG 780

This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Millard Hayes, Sr. Same Map 092-06-0
707-25th Ave No. Parcel 201.00
Nashville, Tn. 37208

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $17,000.00.

Millard Hayes
Affiant

Subscribed and sworn to before me, this 24th day of March, 1997.

Patricia Carter
Notary Public

My Commission Expires: 5/28/2000

FOR AND IN CONSIDERATION of the sum of $17,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Millard Hayes, Sr. (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate described as follows:

> Being Lot No.6 on the Plan of Carriek's subdivision of Block "L" of the Heffernan Property, not of record, described as follows:
>
> Beginning on the northerly margin of Herman, formerly Zollicoffer or Jackson Street, at a point 237 feet east of the easterly margin of 28th Avenue North, being the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley eastwardly 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, southwardly 150 feet to the northerly margin of Herman Street; thence with said street, westwardly 50 feet to the beginning.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed, of record in Book 10353, Page 638, Register's Office for Davidson County Tennessee.

This is improved property with a mailing and street address of 2724 Herman Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his successors and assigns forever, and Grantor covenants it is lawfully seized and possessed of said real estate, has good right to convey it, and

same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All ad valorem taxes for 1996 for the property are to be paid by Grantor. Grantee assumes all 1997 ad valorem taxes for the property through the date of deed; and

2. All matters which would be disclosed by a survey; and

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 24th day of March, 1997.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Patrica Carter, a Notary Public for the State of County aforesaid, personally appeared James E. Martin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as James E. Martin.

Witness my hand and official seal at office this 24th day of March, 1997.

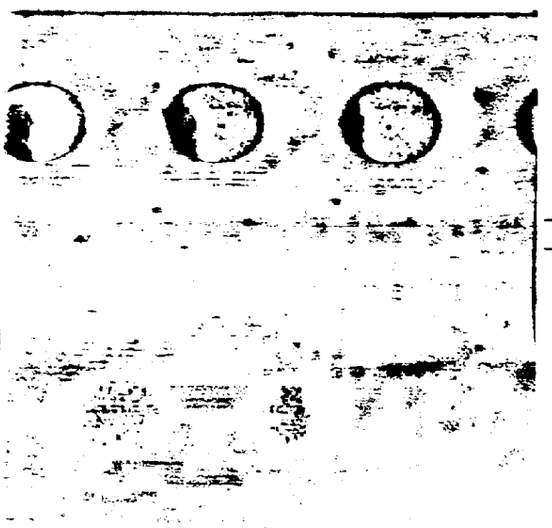
Patrica Carter
Notary Public

My Commission Expires: 5/28/2000

0286024

0395 03/24 0101 CHECK 71.20





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

RECEIVED OF _____

FOR _____

BOOK 10389 PG 782

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	17000.00
CON TX	62.90
PRFEE	1.00
WDEED	8.00
TOTAL	71.90
CHECK	71.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0395

0286024
IDENTIF. # REFERENCE

97 MAR 24 PM 3:33
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1130695