BOOK 10457 PG 697

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Nancy Rogers	Same as New Owner	Map 72-10
2430 Lumar Lane		PARCEL 237
Nashville, TN 37214		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, SECURITY NATIONAL PARTNERS, A LIMITED PARTNERSHIP ("Grantor"), has bargained and sold, and hereby transfers and conveys to NANCY ROGERS ("Grantee"), her successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, her successors, heirs, and assigns forever.

This improved property known as 1315 Monetta Avenue, Nashville, TN 37216.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Any and all restrictions, easements, setback lines, conditions, if any, as may be set forth on the Map of F. B. Rucker's Subdivision of Litton property, not of record.
THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 1997.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, her successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 30th day of April, 1997.

SECURITY NATIONAL INVESTMENTS, INC.
GENERAL PARTNER OF:
SECURITY NATIONAL PARTNERS,
A LIMITED PARTNERSHIP

By: _____
Peggy Wilks, Agent

97119 2:10:36

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

BOOK 10457 PG 698

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

Before me, the undersigned authority, a Notary Public within and for the State and Parish aforesaid, personally appeared Peggy Wilks, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of the Security National Investments, Inc., the within named bargainor, a corporation, as General Partner of Security National Partners, a Limited Partnership, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Peggy Wilks as such Agent.

Witness my hand and official seal at Baton Rouge, La. on this the 30th day of April, 1997.

My Commission expires: At Death

William G. Foglesman
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon oath (s) acknowledged _____ (himself, herself, themselves) to be partner (s) of SECURITY NATIONAL PARTNERS, A LIMITED PARTNERSHIP, and that _____ as such Partner and _____ as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said _____ and _____ as such Partner(s).

Witness my hand and official seal at office at _____, _____, on this the _____ day of April 1997.

_____
Notary Public

My Commission Expires: At death

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,500.00.

_____
Affiant (NANCY ROGERS)

Sworn to and subscribed before me
this the 14 day of May 1997.

_____
Notary Public

My commission expires: 5/23/98

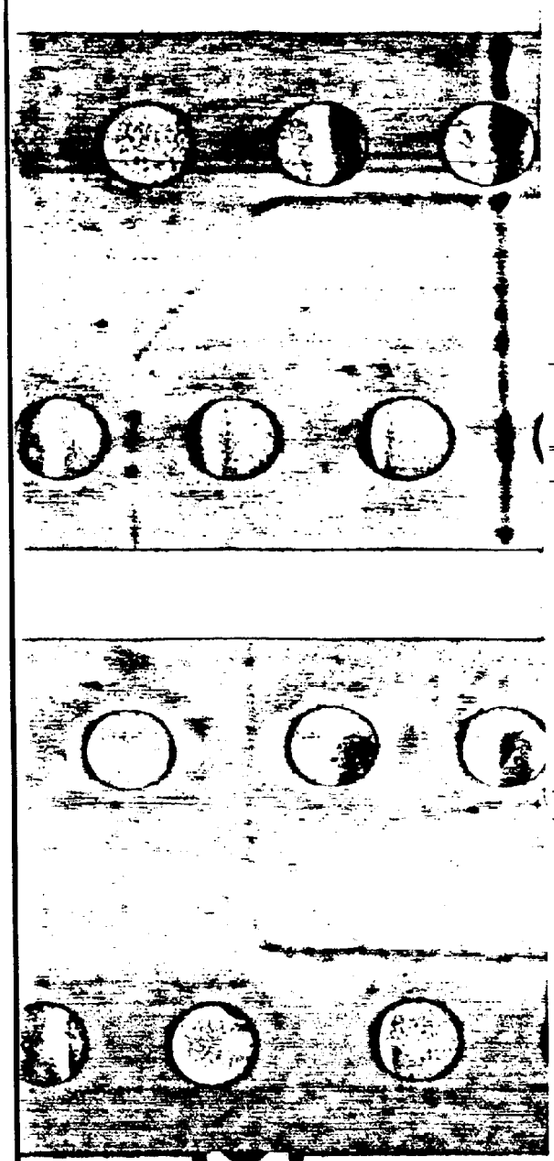
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 106
MADISON, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being a lot or parcel of land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 20 on the Map of F. B. Rucker's Subdivision of Litton Property, not of record, described as follows:

BEGINNING at a point in the northerly margin of Monetta Street, 200 feet west of the northwest corner of Monetta Street and Scott Avenue, the southwest corner of the property conveyed to Mary L. Jeffries by deed from Ruby Chaffin and husband, of record in Book 1031, Page 599, Register's Office for Davidson County, Tennessee; thence northwardly passing Mary L. Jeffries' northwest corner, 220 feet, more or less, to a point, the southeast corner of the property conveyed to E. B. Rucker by deed from E. P. Trotter and wife, of record in Book 936, Page 238, said Register's Office; thence westwardly with Rucker's south line 50 feet, more or less to a point; the northeast corner of the property conveyed to Mrs. Marguerite Elva Frazier by deed from E. B. Rucker and wife, of record in Book 667, Page 213, said Register's Office; thence southwardly with Mrs. Frazier's easterly line, 220 feet, more or less, to a point in the north margin of Monetta Street, the southeast corner of the Frazier lot; thence eastwardly with the north margin of Monetta Street, 50 feet, more or less, to the point of beginning.

Being the same property conveyed to Security National Partners, a Limited Partnership by Successor Trustee's Deed from Elizabeth M. Wilson, Successor Trustee, of record in Book 10246, Page 122, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10457 PG 701

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 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 16.00
TOTAL 122.45
CHECK 122.45

05/19/97 01 10:37 0001 22o6

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306048
IDENTIF. # REFERENCE

97 MAY 19 AM 10:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1152274