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.

J. B. Cleo Minor, Sr. OWNER Map 149-5
2611 12TH Ave. S Parcel 29
Nashville, TN 3
37204

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $78,900.00.

J. B. Cleo Minor, Sr.
Affiant

Subscribed and sworn to before me, this 2 day of October, 1997.

Notary Public

My Commission Expires: 2/3/98

FOR AND IN CONSIDERATION of the sum of $78,900.00, 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 J. B. Cleo Minor, Sr. (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate described as follows:

> Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Barclay Square, Section Three, of record in Plat Book 4675, Page 154, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of Record in Book 10465, Page 521, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 4880 Barclay Square, Antioch, Tennessee.

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 that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Davidson County ad valorem property taxes for 1997 shall be pro-rated through date of Deed. Grantor agrees to pay any earlier ad valorem taxes for the property;

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

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

4. Grantee acknowledges he is purchasing the property "AS IS" and without any other express or implied warranty from Grantor. Grantor disclaims and waives any application of Tenn. Code Ann. § 66-5-201 et seq. to this conveyance.

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 2 day of October, 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 Janust 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 Janust E. Martin.

Witness my hand and official seal at office this 2nd day of October, 1997.

Patrica A. Carter
Notary Public

My Commission Expires: My Commission Expires May 28, 2000

6503 10/06 0101 03CHECK 300.00

2

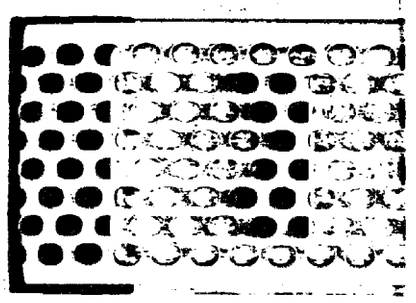
MAIL-EM!

97 OCT -6 AM 9:07

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0355879



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

RECEIVED OF _____

FOR _____

BOOK 10635 PG 163

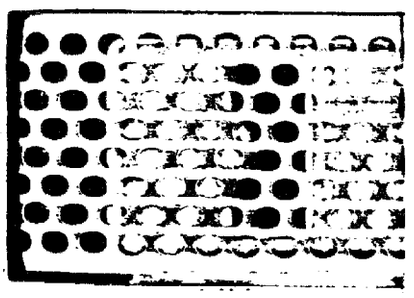
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	78900.00
CON TX	291.93
PRFEE	1.00
WDEED	8.00
TOTAL	300.93
CHECK	300.93

10/06/97 01 09:06 0001 6503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355879
IDENTIF. # REFERENCE

97 OCT -6 AM 9:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205842