This Instrument prepared by:
Thomas T. Pennington
MANIER, HEROD, HOLLABAUGH & SMITH
150 Fourth Avenue North, Suite 2200
Nashville, Tennessee 37219-2494

BOOK 10642 PG 769

ADDRESS NEW OWNER:	SEND TAX BILL TO:	TAX PARCEL NO.
Joseph A. Daugherty 2412 Oakland Avenue Nashville, TN 37212	Same	83-13-336

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Union Planters Bank of Middle Tennessee, N.A. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Joseph A. Daugherty (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 171 of Block Q, on the Plan of Lindsley Home Place, as of record in Book 2, page 92, in the Chancery Court Clerk's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> SAID Lot. No. 171 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Union Planters Bank of Middle Tennessee, N.A., by Trustee's Deed of Record in Book 10607, page 865, Register's Office for Davidson County, Tennessee.

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

1. Property Taxes for the year 1996 and 1997.
2. All matters reflected in Schedule B of an owner's title insurance policy issued to Grantee as insured of even date herewith.

This is improved property known as 1409 Boscobel Street, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

97 OCT 10 PM 3:42
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0358092

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 9TH day of October, 1997.

UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.

BY: J. Barnes

TITLE: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, John J. Barnes, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of Union Planters Bank of Middle Tennessee, N.A., the within named bargainor, a national banking association, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the association by himself as Vice President.

Witness my hand and seal, this 9th day of October, 1997.

SUZANNE C. NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: JEANNE M. HUTCHINS

8869 10/10 0101 03CHECK 138.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

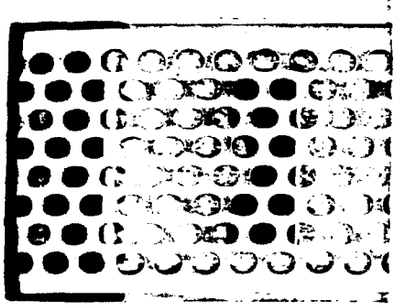
Subscribed and sworn to before me
this 9th day of October, 1997.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires:

March 25, 2000



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

RECEIVED OF _____

FOR _____

BOOK 10642 PG 771

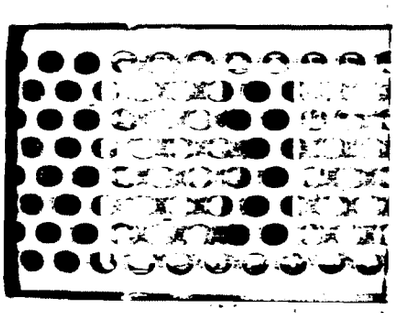
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 109.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

10/10/97 01 15:49 0001 8869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358092
IDENTIF. # REFERENCE

97 OCT 10 PM 3:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1208189