This Instrument Prepared By:
Crocker and DeSha
Attorneys at Law
Suite 2909, Renaissance Tower
611 Commerce Street
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

Subscribed and sworn to before me this 12th day of January, 1998.

Notary Public
My Commission Expires:

ROY C. DeSHA, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 1998

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL:
Richard E. Cripps 824 Castle Heights Avenue Lebanon, Tennessee 37087	SAME	081-07-0 467.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said **RICHARD E. CRIPPS**, (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Map showing the Subdivision of Lot No. 2 of the Thomas Woodard Subdivision, as of record in Plan Book 2, page 104, Chancery Court.

SAID lot fronts 50 feet on the west side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines, 170 feet to the easterly margin of Owen Street.

BEING the same property conveyed to First Tennessee Bank National Association, successor by merger with Community Money Center by Trustee's Deed from Roy C. DeSha, Jr., Successor Trustee, of record in Book 10298, page 54, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's office.

This is improved property known as 1921 10th Avenue, North
Nashville, Tennessee 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for real property taxes for the 1997 calendar year which may be a lien.

And we do further covenant and bind ourselves, our heirs and representatives to specially warrant and defend the title to the said land only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 12th day of January, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: _____
David Henderlight
Its: LOAN OFFICER OF FIRST TENNESSEE BANK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Roy C. DeSha, Jr., a Notary Public for the aforementioned State and County, personally appeared David Henderlight, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be LOAN OFFICER of First Tennessee Bank National Association, the within named bargainor, a corporation, and that he as such LOAN OFFICER being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as LOAN OFFICER.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 1998.

_____
Notary Public
My Commission Expires: _____

ROY C. DeSHA, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 1998

98 JAN 14 PM 3:53

PICK-UP

0390236
IDENTIF. ↑ REFERENCE

2160 01/14 0101 03CHECK 46.00

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

RECEIVED OF _____

FOR _____

BOOK 10757 PG 921

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

01/14/98 01 15:56 0001 2160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390236
IDENTIF. & REFERENCE

98 JAN 14 PM 3:53

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1242805