BOOK 10787 PG 729

SPECIAL WARRANTY DEED

FROM: SUNTRUST BANK, NASHVILLE, N.A
Grantor

TO: JOHN HADLEY AND WIFE, JUDITH HADLEY
Grantee

This instrument was prepared by:
Lea W. Stouffer, Esq.
Farris, Warfield & Kanaday, PLC
424 Church St., Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes**	**Map-Parcel Numbers**
John Hadley and wife, Judith Hadley 417 Grapevine Avenue Madison, TN 37115	503 Miller Avenue Norman, OK 73069 - mail	52-9-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty Seven Thousand and No/100 Dollars ($67,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of February, 1998.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

FOR AND IN CONSIDERATION OF the sum of Sixty Seven Thousand and No/100 Dollars ($67,000.00), the receipt and sufficiency of which are hereby acknowledged, SUNTRUST BANK, NASHVILLE, N.A. (the "Grantor") has bargained and sold, and by these presents does

transfer and convey unto JOHN HADLEY AND WIFE, JUDITH HADLEY (collectively, the "Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 417 Grapevine Avenue, Madison, TN 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 9th day of February, 1998.

GRANTOR:

SUNTRUST BANK, NASHVILLE, N.A.

By: _____

Title: Vice President

By: Dina M. Dowell

Title: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Steve Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of SUNTRUST BANK, NASHVILLE, N.A. by him self as Vice President.

Witness my hand and seal, at Office, this 9th day of February, 1998.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

JULIE A. CARSON NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Nina N. Vowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Assistant Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, N.A., the within named bargainor, a national association, and that She as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of SUNTRUST BANK, NASHVILLE, N.A. by her self as Assistant Vice President.

Witness my hand and seal, at Office, this 9th day of February, 1998.

Julie A. Carson
Notary Public

My Commission Expires: 5-23-98

Exhibit A to Special Warranty Deed

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Property Description

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Montague Park, which is of record in Book 421, page 141, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 13 fronts 100 feet on the north side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line.

Being the same property conveyed to SunTrust Bank, Nashville, N.A. by Successor Trustee's Deed in Book 10605, page 848, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

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Exhibit B to Special Warranty Deed

Encumbrances

(1) 1998 Davidson County real property taxes, a lien which is not yet due and payable.

(2) Facts which would be disclosed by a comprehensive survey of the premises herein described.

(3) Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.

(4) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(5) Such easements, building lines, recorded plans and restrictions as may be applicable, including, but not limited to the following: Plan of record in Book 421, page 141, said Register's Office.

(6) Rights or claims of parties in possession.

0398769

IDENTIF. & REFERENCE

98 FEB -9 PM 1:09

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

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

RECEIVED OF _____

FOR _____

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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 67000.00
CON TX 247.90
PRFEE 1.00
TDEED 24.00
ERR CO
TDEED -24.00-
WDEED 24.00
TOTAL 272.90
CHECK 272.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/98 01 13:10 0001 1302

0398769
IDENTIF. ↑ REFERENCE

98 FEB -9 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251842