BOOK 10794 PG 366

Send Tax Statements To:	New Owner(s)	Map/Parcel
Steve Seigenthaler	Steve Seigenthaler	
102 Charleston Ct.	102 Charleston Court	Map: 61-3
Hendersonville, TN.	Hendersonville,TN.	Parcel: 115
37075	37075	

Email

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Eight Thousand Three Hundred Twenty Seven and No/100 ($8,327.00) Dollars the receipt of which is hereby acknowledged, and subject to the balance due and owing on a certain indebtedness secured by that Deed of Trust of record in Book _____, page _____ of the Registers Office of Davidson County, Tennessee, I, Lance Sloan., hereinafter called Grantor, have bargained and sold, and by these presents does transfer and convey unto Steve Sigenthaler, hereinafter called Grantee, his successors and assigns the following tracts or parcels of land in Davodson County, State of Tennessee, as follows, to-wit:

> Lot 20 of Block "K" on the Plant of Broadmoor, Section No. 2, of record in Plat Book 547, page 174, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> And being the same property conveyed to Steve Sigenthaler and Lance Sloan by Deed of record in Book 7778, page 703, Registers Office for Davidson County, Tennessee.

The within described property with all appurtenances thereunto appertaining is sold "AS IS" without warranty or representation except as is expressly stated herein.

TO HAVE AND TO HOLD the said lands, with the improvements, and appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following:

1. City and County taxes for 1998 which will be paid by Grantee when due
2. Rights of parties in possession, including tenants on a month to month tenancy and leases not of record.
3. Any matter which would be disclosed by an accurate survey and inspection of the premises.
4. Easements for existing utilities.
5. Any visible easements.

98 FEB 13 AM 11:46

ELLIE ... REGISTER
DAVIDSON CO. TENN.

04000620

IDENTIF. + REFERENCE

6. Building and zoning regulations of Nashville, Davidson County, Tennessee.

AND I DO FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, claiming by, through, or under Grantor but not otherwise.

I, Lisa Sloan, wife of Lance Sloan, do hereby join in this instrument for the purpose of releasing and relinquishing any right, title or interest in the aforesaid real property by virtue of my marriage to Lance Sloan, but no further or ortherwise.

WITNESS our hands this 7 day of FEBRUARY, 1998.

LANCE SLOAN

LISA SLOAN

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, Judy Hewitt, a Notary Public of the State and County aforesaid, personally appeared LANCE SLOAN AND LISA SLOAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Hermitage, Tennessee,, on this the 7th day of February, 1998.

Judy Hewitt
NOTARY PUBLIC

My Commission Expires:

1-5-2002

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred is $8,327.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Steve Leyth
AFFIANT

Sworn to and subscribed before this 13 day of February, 1998.

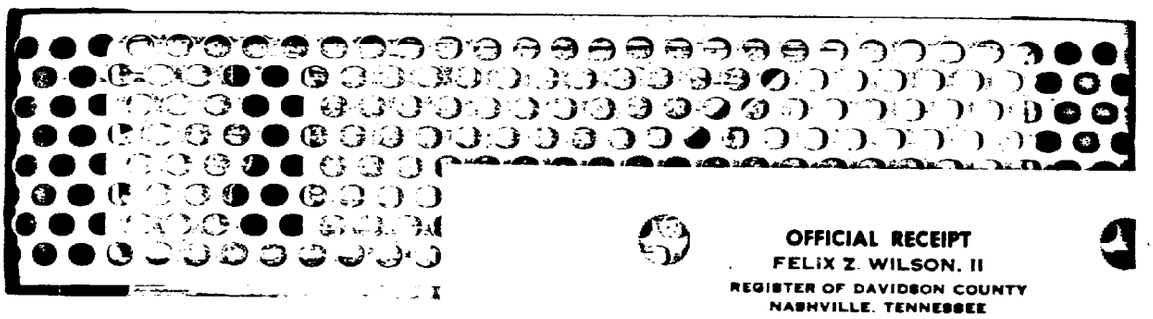
S Chandler Dep Reg
~~NOTARY PUBLIC~~

~~My commission expire~~s:

This Instrument Prepared by:
James L. Woodard, Attorney
Post Office Box 708
Franklin, TN 37065-0708

Robeson\special.wd

3332 02/13 0101 03CHECK 43.00



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

RECEIVED OF _____

FOR _____

BOOK 10794 PG 369

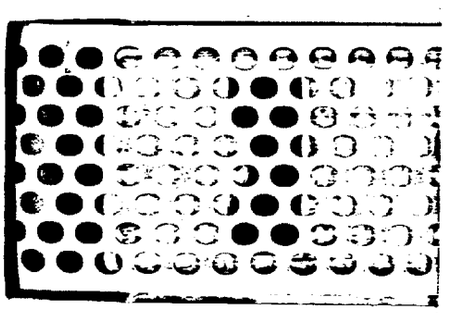
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	8327.00
CON TX	30.80
PRFEE	1.00
WDEED	12.00
TOTAL	43.80
CHECK	43.80

02/13/98 01 11:46 0001 3332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0400620
IDENTIF. # REFERENCE

98 FEB 13 AM 11:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1253846