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.

Earl T. Oubre
915 Joseph Avenue
Nashville, TN 37207

EARL OUBRE
104 W HARBOR DR
HENDERSONVILLE, TN 37075

Map 82-3-63

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $22,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 1997.

Notary Public

My Commission Expires: My Commission Expires May 28, 2000

FOR AND IN CONSIDERATION of the sum of $22,500.00, 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 Earl T. Oubre (hereinafter "Grantees"), his successors, heirs and assigns, certain real estate described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Map of Sharpe and Horn's Subdivision of the Lindsley Property, as of record in Book 161, Page 83, Register's Office for said county.

Said Lot No. 80 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 10435, Page 192, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 915 Joseph Avenue, Nashville, Tennessee 37207.

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 Metropolitan Davidson County ad valorem taxes for the property for 1996 and prior years have been paid. Grantee herein assumes all 1997 Metropolitan

Davidson County ad valorem taxes for the property through date of deed;

2. All matters which would be disclosed by a survey of the property; and

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

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 24th day of June, 1997.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Patricia A. Carter, a Notary Public for the State of County aforesaid, personally appeared James E. 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 James E. Martin.

Witness my hand and official seal at office this 24th day of June, 1997.

Patricia A. Carter
Notary Public

My Commission Expires: My Commission Expires May 28, 2000

PATRICIA A. CARTER NOTARY PUBLIC DAVIDSON COUNTY, TN

0403613

RECORDING REFERENCE

98 FEB 23 PM 1:55

PICK-UP

6517 02/23 0101 03CHECK 97.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10804 PG 857

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT 22500.00
CON TX 83.25
PRFEE 1.00
MTEED 8.00
TOTAL 92.25
CHECK 92.25

02/23/98 01 13:54 0001 6517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

040361 3
IDENTIF. & REFERENCE
98 FEB 23 PM 1:55

No. 1256999