This Instrument prepared by
and after recording return to:

BOOK 10820 PG 520

Castleman Title & Escrow, Inc.
213 A Ward Circle
Brentwood, Tennessee 37027

Send Tax Bills to New Owner at:
James R. Hickman
5462 Lickton PK.
Goodlettsville, Tn 37072

Map: 061-06-0

Parcel: 114.00

****

SPECIAL WARRANTY DEED

State of Tennessee

County of Williamson

That NationsBanc Mortgage Corporation (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by James R. Hickman and wife, Betty Hickman, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Saunwood, a resubdivision of Lots 43 and 44 of Maplewood Heights, as recorded in Book 2083, page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more particular description of said lot.

Being the same property conveyed to NationsBanc Mortgage Corporation by deed from Randall J. Fishman as Substitute Trustee, of record in Book 10591, page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

0407442

98 MAR -4 AM 8:31

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the ~~27th~~ 24th day of February, 1998.

NationsBanc Mortgag Corporation

by: _____

VIRGIL F. McCAULEY
VICE PRESIDENT

State of ~~Tennessee~~ Kentucky

County of Jefferson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Virgil F. McCauley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is Vice President of NationsBanc Mortgage Corporation, the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand and official seal, at Office, this ~~27th~~ 24th day of February, 1998.

_____
Notary Public
MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Feb. ~~10, 1998~~ 17, 2002

My Commission Expires: _____

State of Tennessee

County of Williamson

The actual consideration or value for this property (whichever is greater) is $57,000.00**

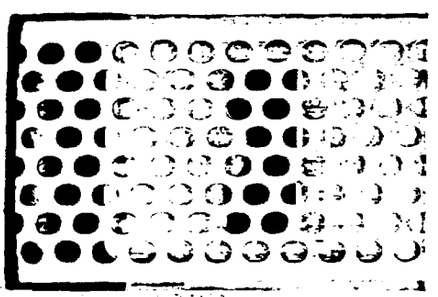
_____
Affiant

Sworn to and subscribed before me this 27th day of February, 1998.

_____
Notary Public

My Commission Expires: July 2, 1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 10820 PG 522

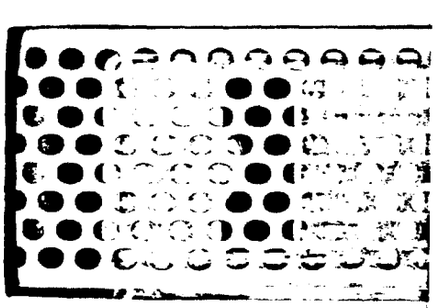
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHG [illegible] $719.00
DEL TX [illegible] 220.50
PRFEE 1.00
MISC 5.00
TOTAL 225.50
CHECK 225.50

03/04/98 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407442

IDENTIFICATION REFERENCE

98 MAR -4 AM 8:31

No. 1260990