Book436Pg0

BOOK 10830 PG 34

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

SPECIAL WARRANTY DEED

Name and Address of New Owner: William S. Janis 2512 Belmont Boulevard Nashville, Tennessee 37212
Send Tax Bills To: SunTrust Mortgage, Inc. P.O.Box 100100 Atlanta, Georgia 30348

Street Address of Subject Property: 2512 Belmont Boulevard Nashville, Tennessee 37212	Map-Parcel No: Map 117-4 Parcel 39.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUNTRUST BANK, NASHVILLE, N.A., FORMERLY THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE FOR TCH PAUL HOLBROOK,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WILLIAM S. JANIS AND WIFE, SHARON R. JANIS,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

This is improved property known as 2512 Belmont Boulevard, Nashville, Tennessee 37212

The conveyance of the above described parcel of land is subject to the following:

1. 1998 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it.

The Grantor further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, except as to matters set forth above to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 6th day of March, 1998.

SUNTRUST BANK OF NASHVILLE, N.A.,
TRUSTEE TCH PAUL HOLBROOK

BY: Nancy Carr
NANCY CARR
VICE PRESIDENT AND TRUST REAL ESTATE OFFICER

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Nancy Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President and Trust Real Estate Officer (or other officer authorized to execute the Instrument) of SunTrust Bank, Nashville, N.A., the within named bargainor, a national banking association, and that she as such Vice President and Trust Real Estate Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by herself as Vice President and Trust Real Estate Officer.

Witness my hand and seal, this 6th day of March, 1998.

Notary Public

My Commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $240,850.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 1998.

NOTARY PUBLIC
My commission expires:

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

6241 03/09 0101 03CHECK 904

EXHIBIT "A"

TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 112 in Belmont Land Co.'s Plan, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the last margin of Belmont Blvd., 150 feet north from the northeast corner of Sweet Brier Avenue and Belmont Blvd.; running thence in a northerly direction 8 feet to a point; thence in an easterly direction 183 feet to an alley; thence south with the westerly margin of said alley, 8 feet to a point; thence westerly 183 feet to Belmont Blvd. and being the most southerly 8 feet of the property conveyed to W. G. Bogle by Deed from Wm. W. Scovel, of record in Book 597, page 331, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

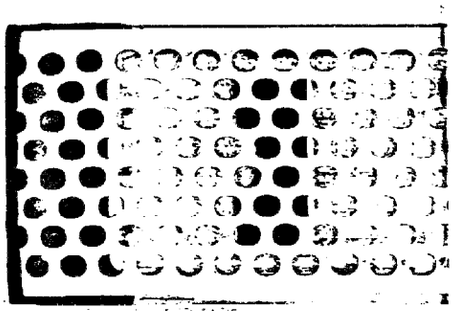
Being the South 50 feet of Lot 122 on Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, said half of Lot No. 112 fronts 50 feet on the east side of Belmont Boulevard and extends back between parallel lines 183 feet to an alley.

Being the same property conveyed to Third National Bank of Nashville by Quitclaim Deed from Billie Jean Tune, Administratrix DBN of the Estate of Paul Holbrook, deceased; Third National Bank of Nashville now being known as SunTrust Bank, Nashville, N.A.

98 MAR -9 PM 3:49

IDENTIFICATION REFERENCE

0409977



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

RECEIVED OF _____

FOR _____

BOOK 10830 PG 37

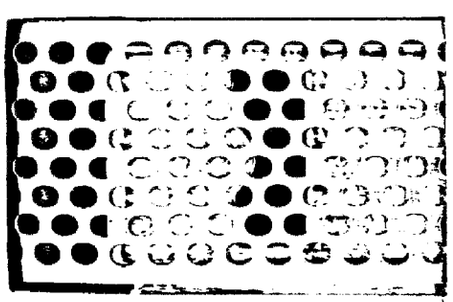
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 240850.00
CON TX 891.14
PRFEE 1.00
[illegible] 12.00
TOTAL 904.14
CHECK 904.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/09/98 01 15:48 0001 3241



0409977
IDENTIF. # REFERENCE

98 MAR -9 PM 3:50

No. 1263642