This Special Warranty Deed is being recorded to correct the chain of title for proper record holder.

This instrument prepared by:
WILSON, McCALLA, RAYMER
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

2972107

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11th day of December, 1997, by and between Leader Federal Bank for savings now known as Union Planter's National Bank, whose mailing address is 7130 Goodlett Farms Pkwy., Cordova, TN 38018, party of the first part, and Charles Benton Dalton, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), each in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 73 on the Plan of Mansker Meadows, of record in Book 2900, page 26, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Grantor by Substitute Trustee's Deed dated January 29, 1997, and recorded in Book 10345, Page 128 in the Register's Office of Davidson County, Tennessee.

For informational purposes only, the said property is known municipally as 218 Cumberland Hills, Madison, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered; and that the title and quite possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it m but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Effective date of this conveyance

Leader Federal Bank for Savings
N/K/A Union Planters National Bank

By: _____

Its: JEFF BURRESS
ASSISTANT VICE PRESIDENT

0412346
IDENTIF. ↑ REFERENCE

98 MAR 16 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10838 PG 430

STATE OF TENNESSEE)
)
COUNTY OF Shelby )

Before me, the undersigned, a Notary in and for the State and County aforesaid, personally appeared Jeff Burress, to me known and who upon oath acknowledged himself/herself to be the Asst. vice President, the within named bargainor, a corporation, and that he/she such Asst. 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/herself as such Asst. vice President

WITNESS my hand, at office, this 11th day of December, 1997.

Susan K. Sedgepeth
Notary Public

My commission Expires:
MY COMMISSION EXPIRES 9-25-2001

(FOR RECORDING PURPOSES ONLY)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, which is greater, is $ 72,747.72
which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of January, 1998

Janet L. Broadaway
Notary Public

My Commission expires: 9-1-01

Person responsible for taxes:
Charles Benton Dalton
218 Cumberland Hills
Madison, TN 37115

5966 03/16 0101 03CHECK 8.00