Box 11

This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BOOK 10894 PG 925

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Dennis J. Fleming
Michelle J. Fleming
4024 Navaho Trail
Nashville, TN 37211

SAME

Map: 148-15
Parcel: 127

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00.

Cheryl Henry
Affiant

Subscribed and sworn to before me, this 14th day of April, 1998.

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of $70,000.00, 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 Dennis J. Fleming and wife, Michelle J. Fleming (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No 31, on the plan of Apache Hills, Section 5, Part 2, of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed, of record in Book 10681, Page 949, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 4024 Navaho Trail, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantees, their 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 Davidson County taxes for the property are to be pro-rated through date of Deed;

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

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

4. Grantees herein disclaim and waive any application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-201 et seq. and the same shall not apply to this conveyance.

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 Grantees, their 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 14th day of APRIL, 1998.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

6905 04/22 0101 03CHECK 268.00

Before me, Patrica 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.

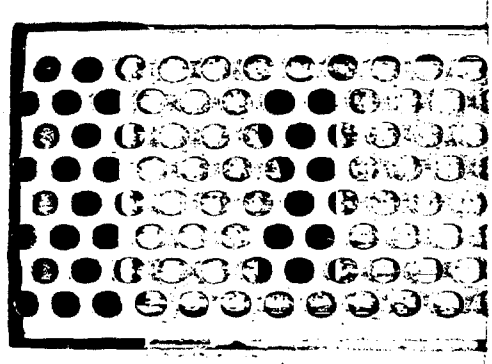
Witness my hand and official seal at office this 14th day of April, 1998.

Patrica A. Carter
Notary Public

My Commission Expires May 28, 2000

My Commission Expires: _____

04281143
IDENTIF. & REFERENCE
98 APR 22 AM 11:33
FELIX Z. HILSMAN REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10894 PG 927

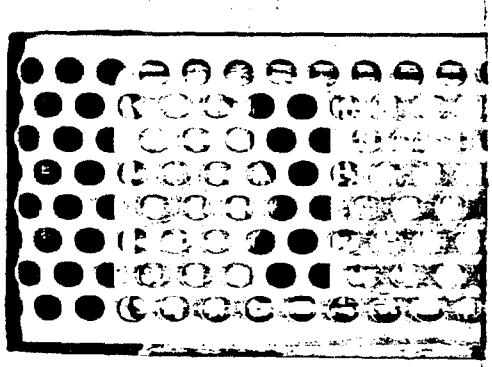
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

04/22/98 01 11:34 0001 6905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042814 3
IDENTIF. ↑ REFERENCE

98 APR 22 AM 11:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283033