Box 17

BOOK 10908 PG 624

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Brian Keith Ferguson	Same	Map 149-4
236 Sailboat Drive		Parcel 43
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

SunTrust Bank, Nashville, N.A.

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Brian Keith Ferguson and wife, Joan E. Ferguson

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 613 on the Plan of Edge-O-Lake Estates, Section 13, of record in Plat Book 4175, page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SunTrust Bank, Nashville, N.A. by deed from Lea W. Stouffer, Successor Trustee of record in Book 10682, page 640, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4268, page 302, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantees acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of April, 1998.

SUNTRUST BANK, NASHVILLE, N.A.

By: Nina Vowell
NINA VOWELL
Assistant Vice President

By: Steve Lancaster
STEVE LANCASTER
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nina Vowell and Steve Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Assistant Vice President and Vice President, respectively, of the SunTrust Bank, Nashville, N.A., the within named bargainor, and that they as such Assistant Vice President and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of SunTrust Bank, Nashville, N.A. by themselves as Assistant Vice President and Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of April, 1998.

My Commission Expires:
11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0702 04/30 0101 03CHECK 499.25

The actual consideration or value whichever is greater, for this transfer is $132,500.00.

Brian K. Ferguson
AFFIANT

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

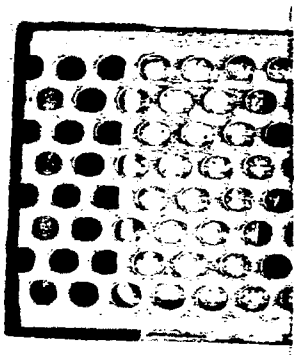
My Commission Expires:
11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
NOTARY PUBLIC

98 APR 30 PM 1:40
KAY Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04311709



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10908 PG 626

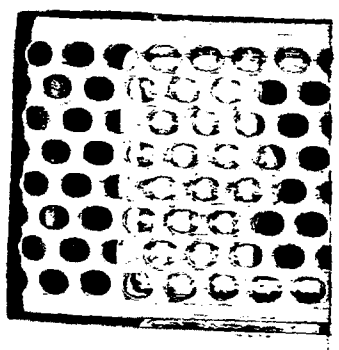
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	132500.00
CON TX	490.25
PRFEE	1.00
WDEED	8.00
TOTAL	499.25
CHECK	499.25

04/30/98 01 13:43 0001 0702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431709
IDENTIF. ↑ REFERENCE
98 APR 30 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286787