BOOK 11250 PAGE 665

This Instrument Prepared By:

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

SPECIAL WARRANTY DEED

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

George W. Jarrett and
June Paulk Green,
Joint Venture
928 Russell Street
Nashville, TN 37206

Same

Map 82-16
Parcel No. 158

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $26,500.00.

Carrie Schreiner
Affiant

Subscribed and sworn to before me, this 28 day of October, 1998.

Alice R. Reasonover
Notary Public

My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of $26,500.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, American National Home Mortgage, Inc. (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto George W. Jarrett and June Paulk Green, Joint Venture (hereinafter "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee described as follows:

> Being Lot No. 2 on the Map of J. L. Valentino's Subdivision of record in Plat Book 57, Page 87, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to American National Home Mortgage, Inc. by Substitute Trustee's Deed of Record in Book 11143, Page 631, said Register's Office.

This is improved property with a mailing and street address of 928 Russell Street, Nashville, TN 37206.

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. 1998 Metropolitan Davidson County ad valorem taxes for the property which will 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 requirements or conditions of record in the Davidson County Register of Deeds' Offices; and

4. In accepting this Special Warranty Deed, Grantees herein expressly waive and disclaim any application of the Uniform Property Disclosure Act as set out in Tenn. Code Ann. § 66-5-201 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 28th day of October, 1998.

AMERICAN NATIONAL HOME MORTGAGE, INC.

By: Amy Fagan

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Alicia R. Reasonover, a Notary Public for the State of County aforesaid, personally appeared Amy Fagan with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a President of American National Home Mortgage, Inc., the within named bargainor, a corporation, and that she as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at office this 28 day of October, 1998.

Alicia R. Reasonover
Notary Public

My Commission Expires: 1/27/2001

ALICIA R. REASONOVER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

98 DEC 14 AM 10:23
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

9970 12/14 0101 03CHECK 109.05

0524728
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	26500.00
MOR TX	98.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	109.05
CHECK	109.05

12/14/98 01 10:25 0001 9970

0524728
IDENTIF. # REFERENCE

98 DEC 14 AM 10:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399438