47

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
Suite 112 - Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

BOOK 11261 PAGE 249

New Owner	Send Tax Bills To	Map/Parcel No.
Cecil O. Rankhorn 941 Mallow Drive Madison, TN 37115	GMAC Mortgage Corp. 100 Witmer Rd. Horsham, PA 19044	Map 43-16 Parcel 168

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 17th day of December, 1998, **FIRST AMERICAN NATIONAL BANK,** hereinafter the **"Grantor"**), and **CECIL O. RANKHORN AND WIFE, MARILYN D. RANKHORN,** (hereinafter the **"Grantee"**).

W I T N E S S E T H:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Arrowhead Estates, Section II, a plan which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to First American National Bank by deed from Todd G. Norris and wife, Lauren B. Norris, of record in Book 1108, page 118, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 941 Mallow Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behoof of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

FIRST AMERICAN NATIONAL BANK

BY: _____
James Martin
Vice President

0527645
IDENTIF. ↑ REFERENCE

98 DEC 21 PM 12:52
[illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Martin**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the within bargainor, **FIRST AMERICAN NATIONAL BANK,** 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 Vice President.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 17th day of December, 1998.

Stephanie H. Porter
Notary Public

My Commission Expires: 3/23/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $75,400.00.

Affiant

SWORN to and subscribed before me, this 17th day of December, 1998.

Stephanie H. Porter
Notary Public

My Commission Expires: 3/23/02

3079 12/21 0101 03CHECK 289.98

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11261 PAGE 251

RECEIVED OF _____

FOR _____

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

0527645
IDENTIFICATION REFERENCE

98 DEC 21 PM 12:52
REGISTER
DAVIDSON COUNTY, TN

MAMT	75400.00
ERR	CO
MAMT	75400.00-
CAMT	75400.00
CON TX	278.98
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	289.98
CHECK	289.98

12/21/98 01 12:50 0001 3079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402518