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:
Corrine S. Garrett	Same	Map 81-11
132 Queens Lane		Parcel 426
Nashville, TN 37218		

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

Banc One Financial Services, Inc.

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

Corrine S. Garrett

hereinafter called the Grantee, her 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 the northerly 66 2/3 feet of Lot No. 196 in McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County.

Said northerly part of Lot No. 196 fronts 66 2/3 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Banc One Financial Services, Inc. by deed from William Timothy Hill, Substitute Trustee of record in Book 11044, page 766, Register's Office for Davidson County, TN.

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

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 Grantee 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 Grantee her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her 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 18 day of December, 1998.

BANC ONE FINANCIAL SERVICES, INC.

By: M. Lewis
Michael Lewis, Vice President

By: Larry G. Seymour
Larry G. Seymour, Asst. Secretary

STATE OF INDIANA)
COUNTY OF Marion)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Lewis and Larry G. Seymour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Vice President and Asst. Secretary, respectively, of the Banc One Financial Services, Inc., the within named bargainor, and that they as such Vice President and Asst Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Banc One Financial Services, Inc. by themselves as Vice President and Asst. Secretary.

Witness my hand and seal, at office in Indianapolis, Indiana, this 18 day of December, 1998.

My Commission Expires:

_____

NOTARY PUBLIC

DEBRA A. WHITNEY
Notary Public, State of Indiana
County of Marion
My Commission Expires 03/20/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $33,900.00.

Corrine S. Garrett
AFFIANT

Subscribed and sworn to before me this 21st day of December, 1998.

My Commission Expires:

11/24/2001

Laura A. Beasley
NOTARY PUBLIC

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

98 DEC 22 AM 10:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0528284
IDENTIF. ↑ REFERENCE

3777 12/22 0101 03CHECK
136.43

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11263 PAGE 237

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	PREFE - PROBATE FEE

~~CHRT 33700.00~~	
CON TX	125.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	136.43
CHECK	136.43

12/22/98 01 10:06 0001 3777

0528284
IDENTIF. ← REFERENCE

98 DEC 22 AM 10:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405309