Box 17

BOOK 11507 PG. 104

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:
Steven T. Brazier 4723 Cascade Drive Old Hickory, TN 37138	First Republic Mtg. Corp 3213 West End Ave. #500 Nashville, TN 37203	Map 65-13 Parcel 57

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

Steven T. Brazier

hereinafter called the Grantee, his 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. 307-A on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182 and 183, amended in Book 5190, page 777, and further amended in Book 6050, page 24, Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Banc One Financial Services, Inc. by deed from William Timothy Hill, Substitute Trustee, of record in Book 11335, page 685, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4704, page 448, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, pages 182-183 amended in Book 5190, page 777 and further amended in Book 6050, page 24, said Register's Office.

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Taxes for the year 1999 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 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 his 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, his 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 13 day of May, 1999.

BANC ONE FINANCIAL SERVICES, INC.

By: _____
Michael Bowls, Vice President

By: _____
Larry G. Seymour, Assistant Secretary

STATE OF INDIANA)
COUNTY OF Marion)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Bowls 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 Assistant Secretary, respectively, of the Banc One Financial Services, Inc., the within named bargainor, and that they as such Vice President and Assistant 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 Assistant Secretary.

Witness my hand and seal, at office in Indianapolis, Indiana, this 13 day of May, 1999.

My Commission Expires:

_____

Cherie A. Lyles
NOTARY PUBLIC

CHERIE A. LYLES
Notary Public, State of Indiana
County of Marion
My Commission Expires 11/04/2006

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~DAVIDSON~~ Marion)

The actual consideration or value whichever is greater, for this transfer is $63,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 13 day of May, 1999.

My Commission Expires:

_____

Cherie A. Lyles
NOTARY PUBLIC

CHERIE A. LYLES
Notary Public, State of Indiana
County of Marion
My Commission Expires 11/04/2006

0594571

1999 JUN -2 PM 2:29

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION & 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	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

06/02/99 01 14:33 0001 4105

0594571

IDENTIFICATION REFERENCE

99 JUN -2 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468630