40-A

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,250.00.

Affiant

Subscribed and sworn to before me this 22 day of January 1999.

Notary Public

My Commission Expires: 9/15/99

0603264
IDENTIFICATION REFERENCE
99 JAN 23 PM 3:45

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Charles Edward Roberts, Sr. and Jim Fuller 508 Cornersville Road Lewisburg, TN 37091	New Owner	Map 119-16 Parcel 77

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, UNION PLANTERS NATIONAL BANK, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto CHARLES EDWARD ROBERTS, SR., AND JIM FULLER, hereinafter "GRANTEE", their heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is IMPROVED property known as 928 Drummond Drive, Nashville, TN 37211.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

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, their heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand on this the 22nd day of June, 1999.

UNION PLANTERS NATIONAL BANK

By: Myra Bryant, A.V.P.
Myra Bryant, A.V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Myra Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be A.V.P. of Union Planters National Bank, the within named bargainor, and that she as such A.V.P., executed the foregoing instrument for the purpose therein contained, by signing the name of Union Planters National Bank as herself as such A.V.P.

Witness my hand and official seal at office, this 22nd day of June, 1999.

Notary Public

My Commission Expires: 9/18/99

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Battlewood, Section Two of record in Plat Book 1835, page 95 and 96, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Union Planters National Bank by deed from Joe M. Kirsch, Substitute Trustee, of record in Book 11225, page 105, said Register's Office.

3447 06/22/01 01:01 CHECK 293.43

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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0603264

IDENTIFICATION REFERENCE

99 JUN 23 PM 3:45

CAMT	75250.00
CON TX	278.43
PRFEE	1.00
UDEED	12.00
CFEE	2.00
TOTAL	293.43
CHECK	293.43

06/23/99 01 15:51 0001 3447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481973