This Instrument Prepared By:

David M. Smythe
Suite 450 - 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.

Chris Humphries
James C. Slemp
1526 Jones Avenue
Nashville, TN 37207

Same

Map 071-12-0
Parcel No. 324.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $16,000.00.

Chris Humphries
Affiant

Subscribed and sworn to before me, this 11th day of June, 1999.

Patricia A. Carter
Notary Public

My Commission Expires: My Commission Expires May 28, 2000

FOR AND IN CONSIDERATION of the sum of $16,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Chris Humphries (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate described as follows:

Being Lot No. 36 on the Plan of Joywood Subdivision, which is of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 11389, Page 278, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1526 Jones Avenue, Nashville, Tennessee 37207.

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. All Davidson County ad valorem property taxes for 1999 for the property. Grantees assume all 1999 ad valorem taxes for the property through date of Deed.

70.00

2. All matters to be disclosed by a survey; and

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices.

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 11TH day of June, 1999.

FIRST AMERICAN NATIONAL BANK

By: _____

Title: S.V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Patrica A. Carter, a Notary Public for the State of County aforesaid, personally appeared McCoy C. Zachry with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as McCoy C. Zachry.

Witness my hand and official seal at office this 11th day of June, 1999.

_____
Notary Public

My Commission Expires: My Commission Expires May 28, 2000

0605507

IDENTIF. & REFERENCE

99 JUN 29 PM 3:24

WILL CARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11548 PAGE 842

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

99 JUN 29 PM 3:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0605507

IDENTIF. & REFERENCE

CAMT	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	70.20
CHECK	70.20

06/29/99 01 15:30 0001 5832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484300