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.

Roger Madden
Lawrence Crowe
1403 Lillian Street
Nashville, TN 37206

Same

Map 83-13-0
Parcel 318.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 1999.

Notary Public

My Commission Expires: 12-11-2001

FOR AND IN CONSIDERATION of the sum of $45,000.00, 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 Roger Madden and Lawrence Crowe, joint tenants with rights of survivorship ("Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 127 of Block "M" on the Map of the Resubdivision of the Lindsley Home Place as of record in Plan Book 2, Page 92, Chancery Court, Nashville.
>
> Said Lot No. 127 fronts 50 feet on the northerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 11427, Page 879, said Register's office.

This is improved property with a mailing and street address of 1403 Lillian Street, Nashville, Tennessee 37206.

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 taxes for the property for 1998 and any prior years shall be paid by Grantor. Grantees agree to pay the 1999 Davidson County ad valorem taxes for the property;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements or other conditions of record; and

4. In accepting this Special Warranty Deed, Grantees expressly disclaim and waive any application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-201 et seq. and the same shall not apply to this conveyance.

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 28th day of JUNE, 1999.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Shelley L. Orr, a Notary Public for the State of County aforesaid, personally appeared James E. Martin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, 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 self as James E. Martin.

Witness my hand and official seal at office this 28th day of June, 1999.

Shelley L. Orr
Notary Public

My Commission Expires: March 21 2003

0606425
IDENTIF. & REFERENCE
99 JUL -1 AM 11:03
BILL GANNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11552 PAGE 644

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

0606425

IDENTIF. & REFERENCE

99 JUL -1 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
MTGEE	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

07/01/99 01 11:05 0001 6815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485264