File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
Larry O. Hanson and Susan T. Hanson
1800 Lakehurst Drive
Nashville TN 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
See Attached
Exhibit "A"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, REGENCY SAVINGS BANK, F.S.B., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Larry O. Hanson and wife, Susan T. Hanson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is improved property described in EXHIBIT "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry O. Hanson and wife, Susan T. Hanson, their heirs and assigns, forever; and REGENCY SAVINGS BANK, F.S.B. does covenant with the said Grantees that we are seized and possessed of said land, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 29th day of June, 1999.

REGENCY SAVINGS BANK, F.S.B.

Richard Renshaw, Assistant vice-pres.
Richard Renshaw, Assistant Vice-President

STATE OF TEXAS
COUNTY OF HARRIS)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Renshaw, Assistant Vice-President of REGENCY SAVINGS BANK, F.S.B. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Houston, Texas, this the 29th day of June, 1999.

Susanne E. Lines
NOTARY PUBLIC

SUSANNE E. LINES NOTARY PUBLIC STATE OF TEXAS EXPIRES 4-30-2003

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 612,500.00.

Susan T. Hanson
AFFIANT

Subscribed and sworn to before me
this 30th day of June, 1999.

Tina D. Brown
NOTARY PUBLIC
My Commission Expires: 3-23-2002

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Tract 1: (1727 & 1729 Siefried Street, Nashville, TN 37208)
(Map 81-6, Par. 429 & 482)
BEING Lots 52-A & 52-B on the Zone Lot Division of Lot No. 52, Shields Second Addition, of record in Book 6200, Page 740, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 740, said Register's Office.

Tract 2: (1745 & 1747 24th Avenue North, Nashville, TN 37208)
(Map 81-10, Par. 91 & 386)
BEING Lots 32-A & 32-B on the Zone Lot Division, part of Lots 32, 33, & 34 of Cobb's Subdivision of Lot 6 of the Harding Bosley Tract, of record in Book 6200, Page 481, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 481, said Register's Office.

Tract 3: (409 & 411 Revels Drive, Nashville, TN 37207)
(Map 59-12, Par. 42)
BEING Lot 69 on the Plan of Section One, Highland Trace Subdivision, of record in Book 5200, Page 580, as amended by Surveyors Certificate of Correction of record in Book 6149, Page 817, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6119, Page 29, and Book 6202, Page 486, said Register's Office.

(Tract 1, 2 & 3)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 294, said Register's Office.

Tract 4: (2210 A & B 24th Avenue North, Nashville, TN 37208)
(Map 81-2, Par. 61 & 204)
BEING Lot 137-A & 137-B, Zone Lot Division of Lot No. 137, Buena Vista Heights, of record in Book 6200, Page 738, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 738, said Register's Office.

Tract 5: (1625 A & B 14th Avenue North, Nashville, TN 37208)
(Map 81-11, Par. 386 & 607)
BEING Lots 277-A & 277-B, Zone Lot Division, part of Lot 277 and part of Lot 278, Plan of Addition to the Town of McGavock, of record in Book 6200, Page 753, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 753, said Register's Office.

Tract 6: (711 A & B South 11th Street, Nashville, TN 37206)
(Map 94-1, Par. 114 & 475)
BEING Lots 22-A & 22-B, Zone Lot Division of Lot No. 22, A. J. Caldwell's Subdivision, of record in Book 6200, Page 743, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 743, said Register's Office.

Tract 7: (1231-A Aline Avenue, Nashville, TN 37207)
(Map 71-10, Par. 201)
BEING Lot 51-B, Zone Lot Division of Lot No. 51, J. B. Haynie's Cumberland Heights Addition to Nashville, of record in Book 6200, Page 744, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 744, said Register's Office.

Tract 8: (530 A & B Yokley Drive, Nashville, TN 37207)
(Map 71-1, Par. 36 & 171)
BEING Lots 2-A & 2-B, Zone Lot Division of Lot No. 2, Harding Yokley Property, of record in Book 6200, Page 754, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 754, said Register's Office.

This conveyance is subject to easement of record in Book 6313, Page 964, said Register's Office.

Tract 9: (3521, 3523, 3525, 3527, 3528, 3533 & 3535 Brookway Drive, Nashville, TN 37207)
(Map 50-2, Parcels 58, 83, 59, 84, 86, 61 & 85)
BEING Lots 50-A & 50-B, 51-A & 51-B, 53-A & 53-B, & 54-B, Zone Lot Division of Lots 45, 46, 50, 51, 53, 54, 58, & 59, Willow Creek Subdivision, Section III, of record in Book 6200, Page 649, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 649; and restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 4, 5, 6, 7, 8 & 9)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 303, as corrected in Book 11545, Page 866, said Register's Office.

Tract 10: (1712 & 1714 Westchester Drive, Nashville, TN 37207)
(Map 50-3, Par. 11)
BEING Lot 78, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

Tract 11: (3421 & 3423 Meadow Court, Nashville, TN 37207)
(Map 50-2, Par. 75)
BEING Lot 67, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 10 & 11)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 311, as corrected in Book 11545, Page 868, said Register's Office.

Tract 12: (1713, 1715, 1717, 1719, 1721, & 1723 Westchester Drive, Nashville, TN 37207)
(Map 50-3, Parcels 18, 19 & 20)
BEING Lots 83, 84, & 85, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 12)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 316, said Register's Office.

These are part of the same descriptions as in previous deeds of record.

Right of tenants in possession under recorded leases.

Party walls situated partly on property described and partly on adjoining properties.

This conveyance is subject to any and all easements and minimum building setback lines, if any.

0606513
IDENTIF. & REFERENCE
99 JUL -1 PM 2:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

0606513

IDENTIF. & REFERENCE

99 JUL -1 PM 2:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11553 PAGE 78

EAMT	
	612500.00
CON TX	2266.25
PRFEE	1.00
MREED	20.00
CFEE	2.00
TOTAL	2289.25
CHECK	2289.25

07/01/99 01 14:15 0001 6908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485355