50-B

RC

This Instrument prepared by:
Bankers Title & Escrow
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11611 PAGE 717

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
John B. Fergus Claudette L. Fergus 321 Lauderdale Road Nashville, TN 37205	Regions Mortgage Inc. 605 South Perry Street Montgomery, AL 36104	Map 103-12 Parcel 102

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BANK OF AMERICA, (formerly known as Commerce Union Bank), Successor Trustee under the will of Joseph M. Warren, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said John B. Fergus and wife Claudette L. Fergus (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots 11 and 12 of Block "G" on the Plan of Cherokee Park Subdivision Section No. 1, as of record in Book 547, pages 169 and 170 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Commerce Union Bank, by Successor Trustee's Deed under the will of Joseph M. Warren of record in Book 7141, page 406, said Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

1. 1999 Property Taxes which are not yet due and payable.

This is improved property known as 321 Lauderdale Road, Nashville, TN 37205.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 6th day of August, 1999.

BANK OF AMERICA formerly known as Commerce Union Bank, Successor Trustee under the Will of Joseph M. Warren

By: Thomas A. Allen
THOMAS A. ALLEN

Its: Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, THOMAS A. ALLEN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Banking Officer of BANK OF AMERICA, 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, at office, this 6th day of August, 1999.

3488 08/09 0101 03CHECK 1084.00

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 1999.

Notary Public
My Commission Expires: Sept 23, 2000

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

99 AUG -9 PM 12:35

RECEIVED & RECORDED
ALL TAXES PAID
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

067197

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11611 PAGE 719

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

06021897

IDENTIF. ↑ REFERENCE

99 AUG -9 PM 12:35

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	290000.00
CON TX	1073.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1084.00
CHECK	1084.00

08/09/99 01 12:33 0001 3488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501674