FILE BOX 45

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins, McGugin, McNeilly & Rowan, LLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201

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SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara MAE Barnes 130 Cottage Place Nashville, TN 37214	NationsBanc Mortgage Corp. P.O. Box 35140 Louisville, KY 40232	Map: 95-2-A Parcel: 130.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

First American Nat'l Bank

Affiant

SUBSCRIBED AND SWORN to before me this 9th day of August, 1999.

Notary Public

My Commission Expires: 11/27/01

FOR AND IN CONSIDERATION of the sum of Eighty-Six Thousand and No/100 Dollars ($86,000.00), the receipt of which is hereby acknowledged, THE ESTATE OF EMMA REED, FIRST AMERICAN NATIONAL BANK, Executor, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto BARBARA MAE BARNES, hereinafter "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever. GRANTOR covenants that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever except to the extent set forth in Exhibit A.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, her heirs and assigns, against the lawful claims of all persons, claiming by, through or under it but not otherwise.

0623634
IDENTIF. ↑ REFERENCE

99 AUG 12 PM 1:03
WILL G... REGISTER
DAVIDSON COUNTY, TN.

5367 08/12 0101 03CHECK 333.20

WITNESS its hand this 9th day of August, 1999

FILE BOX 45

ESTATE OF EMMA REED,
FIRST AMERICAN NATIONAL BANK,
EXECUTOR

By: Catherine A. Schmidt
Catherine A. Schmidt,
Assistant Vice President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Catherine A. Schmidt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be an Assisistant Vice President of FIRST AMERICAN NATIONAL BANK, the within named bargainor, and that she as such Assistant Vice President, being authorized to do so executed the within instrument for the purposes therein contained by subscribing thereto the name of said corporation and by affixing thereto the official seal of said corporation (if any).

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of August, 1999.

Notary Public

My Commission Expires:

11/2/01

NOTARY PUBLIC AT LARGE TEN

EXHIBIT A

FILE BOX 45

Land in Davidson County, Tennessee, being Unit No. 62 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, and by Second Amendment of record in Book 6636, Page 722, and by Third Amendment of record in Book 6902, page 829, said Register's Office.

Being the same property conveyed to Emma Reed by deed from Madge M. Cloccia, of record in Book 10406, page 549, Register's Office for said County. First American National Bank is serving as the Executor of the Estate of Emma Reed, Docket 99P-563 in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0623634
IDENTIF. ← REFERENC

99 AUG 12 PM 1:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	333.20
CHECK	333.20

08/12/99 01 13:02 0001 5367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503535