Special Warranty Deed

Instr:200001120004234 Page: 1 OF 3
REC'D FOR REC 01/12/2000 9:50:42AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $129.50

THIS INDENTURE made and entered into this **6th** day of **January, 2000**, by and between **FIRST TENNESSEE BANK, NATIONAL ASSOCIATION**, party of the first part and **FRANKIE FANI**, party of the second part,

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and aluable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**, to-wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the foresaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

Said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as stated hereinabove and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further of otherwise.**

The word "party as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be constued according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

BY: _____

TITLE: ONE MGR

STATE OF Tennessee
COUNTY OF Knox

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Alan Mercin with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oah acknowledged himself/herself to be the ORE MGR of the First Tennessee Bank N.A. the within named bargainor, and that he/she as such ORE MGR, executed the forcgoing instrument for the purposes therein contained by signing the name of the true and lawfl holder of the above described indebtedness.

WITNESS my hand and official seal, this 6th day of January, 2000.

Notary Public
My Commission Expires: 06/26/02

The actual consideration or value, whicheveris greater, for this tranfer is $35,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of January, 2000.

Notary Public
My Commission Expires:

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: Map Group Parcel

Address of New Owner:

Send Tax Bills To:
Same

A cretain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Land In Davidson County, Tennessee, being Lot No. 3A Hickory View Subdivision, Section Two, of record in Book 5800, page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to First Tennesssee Bank from David M. Smythe, Substitute Trustee by Substitute Trustee's Deed dated October 13, 1999 and recorded October 14, 1999 in Book 11704, page 338 Register's Office for Davidson County, Tennessee.