Box 17

Instr:200004060034797 Page: 1 OF 2
REC'D FOR REC 04/06/2000 11:08:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $125.80

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Scott A. Vale 825A Brooks Avenue Madison, TN 37115	Same	Map 71-11 Parcel 92

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Banc One Financial Services, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Scott A. Vale

hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, being the westerly half of Lot No. 57 on the Plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for said County.

Said part of Lot No. 57 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines, 154 feet, more or less, to an alley.

Being the same property conveyed to Banc One Financial Services, Inc. by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee of record in Book 11552, page 15, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, page 38, said Register's Office.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property known as 306 Edith Avenue, Nashville, TN 37207.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

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 his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under

Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of MARCH, 2000.

BANC ONE FINANCIAL SERVICES, INC.

By: _____
Edward Bach Vice President

By: _____
Larry G. Seymour Asst. Secretary

STATE OF INDIANA)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Bach, VP and Larry G. Seymour, Asst. Secretary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Vice President and Asst Secretary, respectively, of the Banc One Financial Services, Inc., the within named bargainor, and that they as such Edward Bach and Larry G. Seymour, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Banc One Financial Services, Inc. by themselves as Vice President and Asst. Secretary.

Witness my hand and seal, at office in Fishers, Indiana, this 30 day of March, 2000.

My Commission Expires:

JULIE A. ACHENBACH
Notary Public, State of Indiana
County of Hamilton
My Commission Expires Nov 30, 2007

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $34,000.00.

Scott A. Vale
AFFIANT

Subscribed and sworn to before me this 4th day of April, 2000.

My Commission Expires:

11/24/2001

Laura A. Beasley
NOTARY PUBLIC