BOX 10-B

Davidson County DEEDWARR
Recvd: 04/25/02 12:02 2pgs
Fees:13.00 Taxes:436.60

20020425-0051094

JUDY F. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTHUR LAWSON, ET UX	**UNION PLANTERS MORTGAGE, INC.**	**060-07-0 124.00**
(NAME) **2940 HILLHURST DRIVE**	(NAME) **215 FORREST STREET**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **HATTIESBURG, MS 39401**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

PICK-UP

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **UNION PLANTERS MORTGAGE, INC. F/K/A UNION PLANTERS PMAC, INC.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR LAWSON AND WIFE, LEVADA LAWSON**, 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Section III, Hillhurst Acres, of record in Book 2331, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Union Planters Bank PMAC, Inc. by Trustee's Deed from J. Nichols Shelton, Attorney, as Substitute Trustee, of record as Instrument No. 20020128-0011039, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Union Planters PMAC, Inc. from J. Nichols Shelton, Attorney, as Substitute Trustee, by Deed of Correction being recorded simultaneously herewith of record as Instrument # 20020425-0051093, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Book 2331, page 86, Restrictive Covenants contained in Book 2485, page 306 and Book 11573, page 870 and any and all other easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 2940 HILLHURST DRIVE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; AND the Grantor does hereby covenant with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other. 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 my hand(s) this 15th day of April, 2002.

UNION PLANTERS MORTGAGE, INC.

BY: _____
Morgan McCarty, CEO

(Corporate/Partnership)

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for the said County and State, on this 15th day of April, 2002, within my jurisdiction, the within named Morgan McCarty who acknowledges that he is CEO, of Union Planters Mortgage, Inc., formerly known as Union Planters PMAC, Inc., a Mississippi Corporation, and that for and on behalf of Union Planters Mortgage, Inc., and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said Corporation to so do.

WITNESS my hand and seal at office, this _15th_day of **April, 2002.**

Notary Public: _____

My commission expires: MY COMMISSION EXPIRES DEC. 9, 2003