BOOK 4882 PAGE 47

NAME AND ADDRESS - NEW OWNER:

Robert F. Lance & Associates, Inc.
2704 Twelfth Avenue, South
Nashville, Tn. 37204

SEND TAX STATEMENTS:

Robert F.Lance & Associates, Inc.
2704 Twelfth Avenue, South
Nashville, Tn. 37204

MAP & PARCEL NO. 59-14 166

SPECIAL WARRANTY DEED

THIS INDENTURE entered into between FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a corporation organized and existing under the laws of the United States of America, with its principal office located at Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and ROBERT F. LANCE & ASSOCIATES, INC., its successors and assigns, hereinafter called Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Being Lot No. 166 on the Plan of Haynes Manor, Section 1, as of record in Book 3600,page 85, Register's Office for said County.

Said Lot No. 166 fronts 65.0 feet on the northeasterly side of Crouch Drive and extends back 93.6 feet on the northwesterly line and 152.0 feet on the southeasterly line, to a dead line in the rear measuring 87.5 feet thereon.

Being the same property conveyed to First Federal Savings and Loan Association of Nashville, by Trustee's Deed from John H. Roe, Jr., Substitute Trustee, of record in Book 4856, page 285, Register's Office for Davidson County, Tennessee.

This tract is improved and known as 3826 Crouch Drive Nashville, Tennessee, 37207.

This conveyance is made subject to the lien of restrictive covenants of record in Book 3829, page 720, amended in Book 3840, page 404, Register's Office for Davidson County, Tennessee; the Plan of record in Book 3600, page 85, said Register's Office, and to the lien of Metropolitan Nashville real property taxes for the year 1975.

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, its successors and assigns forever. Grantor covenants with

This instrument prepared by
STEPHENSON AND LACKEY
First Federal Building
Nashville, Tennessee 37219

the said Grantee, its successors and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is encumbered, except as hereinbefore stated.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 10th day of January, 1975.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

By Thomas I. Holman
Thomas I. Holman, President

ATTEST:

Margie J. Wilkerson
Margie J. Wilkerson, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, V. L. Baldyga, a Notary Public within and for the State and County aforesaid, personally appeared Thomas I. Holman and Margie J. Wilkerson, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively, of the First Federal Savings and Loan Association of Nashville, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas I. Holman as such President, and attesting the same by the said Margie J. Wilkerson, as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, on this 10th day of January, 1975.

V. L. Baldyga
Notary Public

My Comm. Expires: 8-1-77

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 16,550.00

State of Tennessee)
County of Davidson) Affiant

Sworn to and subscribed before me this 15th day of January, 1975.

My commission expires: 8-1-77

Notary Public, in and for the aforesaid State and County.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

C 8 4 6 0 8

IDENTIF. REFERENCE

JAN 16 3 46 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN16 75	CONV	-3-	16,550.00			
JAN16 75 S'TAX				A*	42.90	
JAN16 75 PR'FEE				A*	.50	
JAN16 75	W'DEED			A*	6.00	* 49.40