This Instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

SPECIAL WARRANTY DEED

Send Tax bills to: NEW
Mr. Homer Harris Owner:
1204 Eastdale Ave
Nashville, Tenn. 37216

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

94-137 pw

For the consideration of the sum of Six Thousand Five Hundred and No/100 ($6,500.00) Dollars, cash, paid by Homer Harris and wife, Lora E. Harris, the receipt of which is hereby acknowledged, First American National Bank, Nashville, Tennessee, as Trustee under the Will of Hattie Cleveland, deceased, of record in Will Book 112, Page 408, in the Office of the County Court Clerk for Davidson County, Tennessee, pursuant to the provisions contained in said Will, has this day bargained and sold and does hereby transfer and convey unto the said Homer Harris and wife, Lora E. Harris, and their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 4 on the Map of the Subdivision of Lot No. 3 of the N. H. Hobson lands, as of record in Book 421, Page 78, Register's Office for said County. Said Lot No. 4 fronts 50.3 feet on the westerly side of South 12th. Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Atlas Cleveland and wife, Hattie Cleveland, by deed from Cora Boyd Thompson, unmarried, of record in Book 2695, Page 405, Register's Office for Davidson County, Tennessee. Upon the death of Atlas Cleveland in 1973, title to said land vested in his wife, Hattie Cleveland, as surviving tenant by the entirety. The said Hattie Cleveland died testate, and by the terms of her Will of record in Will Book 112, Page 408, in the office of the County Court Clerk of Davidson County, Tennessee, said property was devised to First American National Bank as Trustee, and said Trustee was authorized and directed to sell said land.

TO HAVE AND TO HOLD said real estate to the said Homer Harris and wife, Lora E. Harris, and their heirs and assigns forever, in as full and ample a manner as the said Grantor, as Trustee under said Will, can or ought to, by virtue of said Will and it's provisions, but no further or otherwise.

Grantor covenants that as Trustee under said Will, it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it; and that the same is unencumbered, except for taxes for the year 1975, which are being prorated and assumed by the purchasers. And Grantor further covenants and binds itself as Trustee to warrant and defend the title to said real estate to the said Homer Harris and wife, Lora E. Harris, and their heirs and assigns forever, but all these covenants are made by Grantor as Trustee under said Will, and are binding upon the Grantor as

Trustee, but no further or otherwise.

In witness whereof the Grantor has here unto set it's hand this 18th day of September, 1975,

First American National Bank of Nashville, Tennessee, Trustee under the Will of Hattie Cleveland, deceased, but no further or otherwise,

By _____

Vice President & Trust Officer

D 17910

INDEXED, REFERENCE
SEP 30 2 18 PM '75
FEE REGISTER DAVIDSON COUNTY, TENN.

SEP 30 75 CONV *6,500.00
SEP 30 75 S'TAX
SEP 30 75 PR'FEE
SEP 30 75 W'DEED

A* 16.90
A* RETURN TO: RAMSAY REALTY
A* P. O. BOX 262 MADISON TENN. 37115
4.00 * 21.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Evelyn N. Smith, a Notary Public of the State and County aforesaid, personally appeared Bob L. Andrews, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President & Trust Officer of the First American National Bank, Nashville, Tennessee, Trustee under the Will of Hattie Cleveland, deceased, the within named bargainor, a corporation, and that he as such Vice President & Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President & Trust Officer,

Witness my hand and official seal at office in Nashville, Tennessee, this 18th day of September 1975.

Evelyn N. Smith
Notary Public.

My Com. expires 7-30-79

NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater, for this transfer is $6,500.00.
Subscribed and sworn to before me, this the 29th day of September 1975.

Corinne Light
Affiant

Myers E. Brown
Myers E. Brown, Notary Public

My commission expires: May 10, 1976

MYERS E. BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE