This Instrument Prepared By:
John H. Bailey, III
BASS, BERRY & SIMS
Attorneys at Law
2700 First American Center
Nashville, Tennessee 37238

BOOK 5113 PAGE 235

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Burton R. Signer	SAME	92-16
~~901~~ 119-17th Avenue South		373-
Nashville, Tennessee 37212		36.3 PW

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by BURTON R. SIGNER (hereinafter "Grantee") and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GUARANTY MORTGAGE COMPANY, a divison of FIRST AMERICAN NATIONAL BANK OF NASHVILLE (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer, unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 91, 92, 93, 109, 110 and 111 on the Plan of O. B. Hayes First Plan of Small Lots, of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee.
>
> SAID Lots No. 91 and 92 front together 100 feet on the westerly side of 17th Avenue South and run back between parallel lines, the northerly line of Lot No. 91 running along the southerly margin of South Street, 150 feet, more or less, to an alley.
>
> SAID Lot 93 fronts 50 feet on the west side of 17th Avenue South and runs back between parallel lines 151 feet, more or less, to an alley.
>
> SAID Lot Nos. 109, 110, and 111 front together 150 feet on the easterly side of 18th Avenue South and run back between parallel lines, 150 feet to an alley.
>
> BEING the same property conveyed to Guaranty Mortgage Company, a division of First American National Bank of Nashville, by Successor Trustee's Deed from Doctor R. Crants, Successor Trustee, as of record in Book 5092, page 101, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee and his assigns forever. Grantor covenants and binds itself, its successors and assigns, to warrant and defend the title to said real estate against the claims of all persons claiming under it to the extent provided in a separate agreement between Grantor and Grantee of even date herewith, but no further or otherwise.

By accepting this Special Warranty Deed, Grantee acknowledges that it is purchasing the real estate and improvements herein described in its

"as is" condition without any warranty or representation by Grantor as to the condition thereof, and Grantee further acknowledges and agrees that it is taking the said property subject to all real estate taxes, including both delinquent and current taxes, in respect thereof and without any claim against Grantor for contribution or pro ration in respect thereof.

WITNESS the hand of the duly authorized officer of Grantor ~~this~~ as of the 1st day of February, 1977.

GUARANTY MORTGAGE COMPANY, a division of First American National Bank of Nashville

BY: Doctor R. Crants Jr.
Executive Vice President

D 8517

FILED FOR REFERENCE
FEB 22 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Doctor R. Crants, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice President of Guaranty Mortgage Company, a division of First American National Bank of Nashville, the within named bargainor, a national banking association, and that he as such officer of First American National Bank of Nashville, being authorized so to do, executed the foregoing document (SPECIAL WARRANTY DEED) for the purpose therein contained by signing the name of the association as Executive Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of February, 1977.

John H. Bailey, III
Notary Public

My Commission Expires:
5-7-77

Feb 8 F Co 1,850,000.00
Feb 8 EST 4,810.00
Feb 8 F PF .50
Feb 8 F WD 4.00 4,814.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,850,000.

Affiant

Subscribed and sworn to before me this 8th day of February, 1977.

John H. Bailey, III
Notary Public

My Commission Expires: 5-7-77