B0437

BOOK 6271 PAGE 190

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dean E. Bradley, Charles Robinson and Julie Uotila 2522 Tinnin Road Goodlettsville, TN 37072	SAME	3-0 11.01 Field Book 10D 220
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Nashville City Bank and Trust Co., a Tennessee banking corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Dean E. Bradley, Charles Robinson, and Julie Uotila (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. Grantee shall assume and be responsible for payment of said taxes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Dean E Bradley
Affiant

Subscribed and sworn to before me this 16th day of April, 1984.

Notary Public
My Commission Expires: 10/2/85

I15661

IDENTIF. REFERENCE

APR 16 1 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as 2522 Tinnin Road, Goodlettsville, Tennessee 37072.

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, Grantees' heirs and assigns, forever.

And Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of April, 1984.

NASHVILLE CITY BANK AND TRUST CO.

By: Ronnie W. Cothron
Ronnie W. Cothron,
Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the State and County aforesaid, personally appeared Ronnie W. Cothron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Special Assets Officer of Nashville City Bank and Trust Co., the within named bargainor, a Tennessee banking corporation, and that he as such Special Assets Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Special Assets Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of April, 1984.

Notary Public

My Commission Expires: 6/2/85

EXHIBIT "A"

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 as shown on an unrecorded survey of E.H. Garrott & Son, in May, 1962, and described according to said survey as follows:

BEGINNING at a point where the center line of Tinnin Road and Ridge Hill Drive intersect; thence with the center line of said Ridge Hill Drive N 72° E 321 feet to a point in the center of said Drive where same crosses a branch; thence in a southerly direction and passing an iron pin, 100 feet to a point in the center of a creek; thence with said creek and its meanders as follows: S 72° W 145.5 feet; S 88° 60.6 feet; S 35° W 82.48 feet to a point in the center of Tinnin Road where same crosses said creek; thence with the center line of said road N 45° W 150.5 feet to the point of beginning.

BEING the same property conveyed to C.L. Roberson et ux, by deed from John B. Hardcastle, Trustee, of record in Book 5535, page 601, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Nashville City Bank and Trust Co. by successor trustee's deed from John E. Murdock III, Successor Trustee, of record in Book 6268, page 144, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6271 PAGE 193

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 87.50-
8731A04/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11566

IDENTIF. REFERENCE

APR 16 1 27 PM '84

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28477