BOOK 7466 PAGE 152

THIS INSTRUMENT PREPARED BY:
M. Andrew Hoover
O'HARE, SHERRARD & ROE
500 Church Street
Nashville, Tennessee 37219

5478 02/09 0101 03CHECK 48.14

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Name\Address Mortgagee:	Map-Parcel Nos.
Neil B. Chaffin and wife, Sandra 2173 Granny Wright Lane Hermitage, TN 37076	N/A	Map 119, Parcel 418

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand Eight Hundred Fifty Dollars ($13,850.00), The Salvation Army, a Georgia corporation, (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Neil B. Chaffin and wife, Sandra, both individual residents of Nashville, Davidson County, Tennessee (hereinafter collectively referred to as "GRANTEE"), certain improved property in Davidson County, Tennessee,(hereinafter referred to as the "Property") described as follows:

> Being Lot No. 3 on the easterly one-half of Lot No. 2 on the Plan of Wm. Coleman's Re-subdivision of Lots Nos. 1, 2, 3, 4, 5 and 6 of Thuss' Addition, as of record in Book 547, page 26, Register's Office for Davidson County, Tennessee ("RODC"). This is improved property known as 349 Valeria Street, Nashville, Tennessee.
>
> Said Lot No. 3 fronts 50 feet on the southerly side of Valeria Street and runs back 163 feet on the easterly line and 157 feet on the westerly line to an alley and shows 34 feet on said alley.
>
> Being the same property conveyed to The Salvation Army by deed from David Scobey, Executor of the Last Will and Testament of Mrs. Vyvyan Franklin, of record in Book 6142, page 992, Register's Office for Davidson County, Tennessee. Mrs. Vyvyan L. Franklin died on 15 October 1982, and David Scobey was appointed Executor under the Last Will and Testament of Mrs. Vyvyan L. Franklin, Deceased, on 17 November 1982.
>
> NOTE: Vivian Franklin and Mrs. Vyvyan L. Franklin is one and the same person.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise; provided, however, this conveyance is subject to the following:

(1) Taxes for 1988, which will be prorated at closing and GRANTOR hereby assumes and agrees to pay in full.

(2) All restrictions, rights-of-way and other easements, zoning and other governmental laws and regulations.

(3) All matters of record as may affect the property conveyed herein.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officer on the 2nd day of February 1988.

THE SALVATION ARMY,
a Georgia corporation

E. Amelia Mulbarger - Secretary

By: James A. Osborne, President

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, James A. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of The Salvation Army, a Georgia corporation, the within named bargainor, and that he, as such President being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and seal at Atlanta, Georgia this 2nd day of February, 1988.

M. Pearl Tucker
Notary Public

My commission expires:

Notary Public, Georgia, State at Large
My Commission Expires Feb. 16, 1988

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STATE OF GEORGIA)
)
COUNTY OF DEKALB)

The actual consideration or value, whichever is greater, for this transfer is $13,850.00.

Affiant James A. Osborne- President

Subscribed and sworn to before me this, the 2nd day of February, 1988.

M. Pearl Tucker
Notary Public

My commission expires:
Notary Public, Georgia, State at Large
My Commission Expires Feb. 16, 1988

0 3 7 6 8.

IDENTIFICATION REFERENCE

FEB 9 1 59 PM '88

FELIX E. WILKINSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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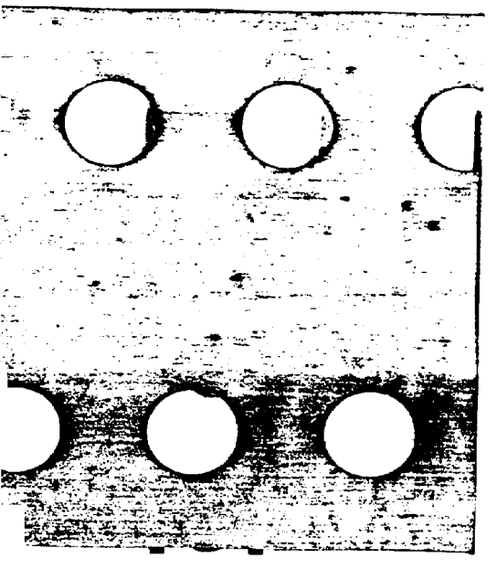
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

VOID
WDEED 6.00-
WDEED 9.00
[illegible] [illegible]
[illegible] [illegible]

02/09/88 01 14:34 0001 5517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0.3.7.6.8.

IDENTIFICATION REFERENCE

FEB 9 4 39 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CAMT 13850.00
CON TX 38.64
PRFEE 0.50
MISC 9.00
ERR CO
MISC 9.00-
WDEED 6.00-
TOTAL 43.14
CHECK 43.14

No. 603[illegible]

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