THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 7858 PAGE 426

SPECIAL WARRANTY DEED

Send Tax Bills to and Address New Owner(s) as follows:	Name\Address Mortgagee:	Map/Parcel
Mrs. Barbara Arnold 2206 12th Ave. So. Nashville, Tennessee 37203		105-4,74

FOR AND IN CONSIDERATION of the sum of Four Thousand Five Hundred Dollars ($4,500.00) Lucinda Trabue and Mary Trabue Fitzgerald, (hereinafter collectively referred to as "GRANTOR"), have bargained and sold, and do hereby transfer and convey unto Barbara Arnold, a married woman (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Being parts of Lots Nos. 458 and 459 in Maury and Claiborne's Addition of record in Book 21, pages 84 and 85, Register's Office for said County, and described according to a survey thereof made by Lewis D. Justice, Surveyor, October 14, 1945, as follows:
>
> Beginning at the southwest corner of Lewis Street and Perkins Street; thence westerly along the south margin of Perkins Street, 80 feet to the northeast corner of Lot No. 457 of said plan; thence southerly with the line between said Lots Nos. 457 and 458, 56.5 feet; thence easterly 79.5 feet to the westerly margin of Lewis Street; thence along the westerly margin of said street, northerly 60 feet to the point of beginning.
>
> Being the same property conveyed to Lucinda Trabue and Mary Trabue Fitzgerald by deed from Mary K. Maddox, Walter Michael Hill, Linda Justice, Marie Hill Rowe and Chester Eugene Hill, of record in Book 5364, page 203, as rerecorded in Book 5409, page 800, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property, known as 16 Lewis Street, Nashville, Tennessee 37210.

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:

3 8 9 9 8 8

IDENTIFICATION

JUN 6 2 00 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

(1) Taxes for 1989, which the GRANTEE hereby assumes and agrees to pay in full.
(2) All visible easements.
(3) Local zoning ordinances and building codes.
(4) All other matters of record as may affect the property.

IN WITNESS WHEREOF, GRANTOR has executed this deed on the 2ND day of June, 1989.

Lucinda Trabue

Mary Trabue Fitzgerald

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Lucinda Trabue and Mary Trabue Fitzgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and the within named bargainor, who acknowledged to me that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of June, 1989.

Rita McGuerry
Notary Public

My commission expires:
3-27-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

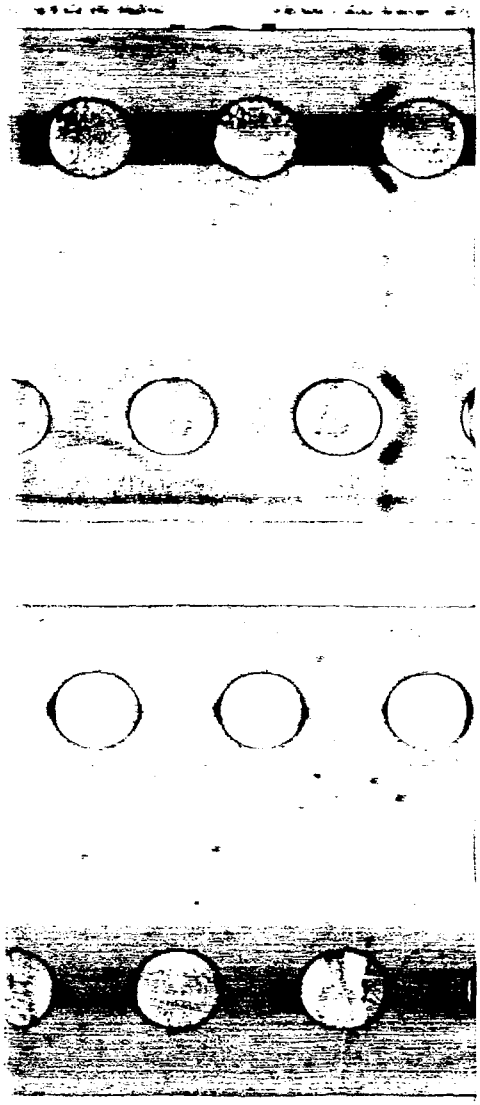
The actual consideration or value, whichever is greater, for this transfer is $4,500.00.

Barbara M. Arnold
Affiant

Subscribed and sworn to before me this, the 5 day of June, 1989.

Rita McGuerry
Notary Public

My commission expires:
3-27-93



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 428

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

CAMT	4500.00
CON TX	14.85
PRFEE	0.50
WDEED	6.00
TOTAL	21.35
CHECK	21.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0001 2390

38988

IDENTIFICATION REFERENCE

Jun 6 2 00 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216749