# SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
COMBOS & LAWLESS, P.C.
23 Floor, First American Center
Nashville, Tennessee 37238-0057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.

Andrew H. Mabery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1989.

Susan Glass
Notary Public

My Commission Expires:
~~5-20-92~~ 5-31-90

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILL: | MAP-PARCEL NUMBER |
|---|---|---|
| Jillian Ryan<br>338 Ardsley Place<br>Nashville, TN 37215 | First American<br>National Bank<br>P.O. Box 241954<br>Memphis, TN 38124-1954 | 131-05 OC<br>338.00 CO |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FIRST AMERICAN NATIONAL BANK, NASHVILLE, TENNESSEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JILLIAN RYAN HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Exhibit A for Legal Description

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And we, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to

specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30TH day of Nov., 1989.

FIRST AMERICAN NATIONAL BANK,
NASHVILLE, TENNESSEE

By: McCoy C Yackry

Its: S.V.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Lisa Glass, a Notary Public within and for the State and County aforesaid, personally appeared McCoy C. Yackry with whom I am personally acquainted and who upon his oath acknowledged himself to be the Senior Vice President of First American National Bank and the within named bargainor, a corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said McCoy C. Yackry as such Senior Vice President.

Lisa Glass
Notary Public

LISA GLASS NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: May 31, 1990

87207

IDENTIF. REFERENCE

Dec 5 3 43 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

A part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit 338 on the section plat, as shown and described in the Master Deed Establishing a Horizontal Property Regime with respect to The Hillsborough Condominiums, including the plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including with limitation such units undivided percentage interest in the land and general common elements.

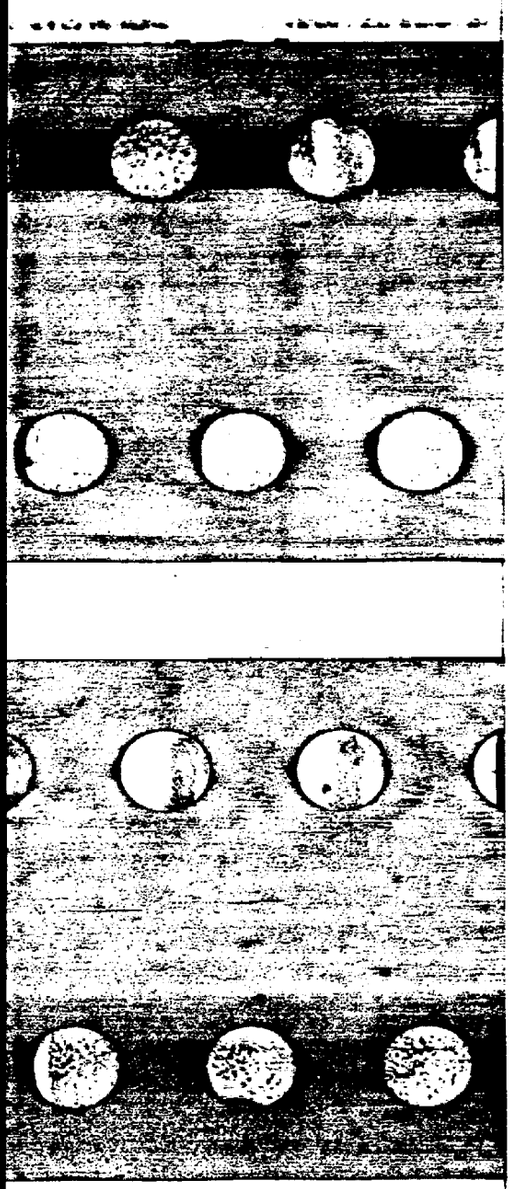
Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and the rules and regulations, all of which the Buyer does assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being part of the same property conveyed to First American National Bank of Nashville n/d/b/a First American National Bank, Nashville, Tennessee, by Trustee's Deed from Justin P. Wilson, Sucessor Trustee, of record in Book 7501, page 341, Register's Office for Davidson County, Tennessee.

2064 12/05 0101 03CHECK 529.75

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 7999 PAGE 291

| | | |
|---|---|---|
| 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 157500.00
CON TX 519.75
PRFEE 1.00
WDEED 9.00
TOTAL 529.75
CHECK 529.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/89 01 15:43 0001 2064

87207

IDENTIF. REFERENCE

Dec 5 3 43 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 273264