File Box 41

BOOK 8051 PAGE 436

# SPECIAL WARRANTY DEED

FROM: Fred E. McDaniel and wife, Teresa M. McDaniel, Grantors

TO: Dottie J. Dobbs, Grantee

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Dottie J. Dobbs<br>506 Lakebrink Court<br>Nashville, TN 37214 | SAME | Map 96-16-A<br>Parcel 41 |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Sixty Thousand Two Hundred Seventy-One and 76/100 Dollars ($60,271.76).

Dottie J. Dobbs
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of February, 1990.

Cathy N. Smith
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Fred E. McDaniel and wife, Teresa M. McDaniel, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Dottie J. Dobbs, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 49 on the Plan of the First Revision, Phase One, Larchwood, Section Two, Planned Unit Development, of record in Book 6200, page 347, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.
>
> Being the same property conveyed to Fred E. McDaniel, by Deed from SB & MG Corporation, of record in Book 6793, page 505, Register's Office for said County.

Upon delivery of this Special Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 6793, page 508, said Register's Office, originally payable to Lomas & Nettleton Company, now payable to Carteret Savings Bank, FA, pursuant to an assignment of said Deed of Trust, not of record.

This is improved property, known as 506 Lakebrink Court, Nashville, Tennessee 37214.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which have been prorated and will be paid by Grantee.

2. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Larchwood, Phase One, Section One; and including the requirement that all owners of lots in Larchwood be members of the Larchwood Town Homes, Phase I, Owners Association, Inc. (Larchwood Town Homes, Homeowners' Association, Inc.), subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments of record in Book 6299, page 152, and re-recorded in Book 6301, Page 82, and Book 6301, page 96, said Register's Office, and amended in Book 6391, page 449, and Book 6391, page 459, said Register's Office.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of the First Revision, Phase One, Larchwood, Section Two, Planned Unit Development, of record in Book 6200, page 347, said Register's Office.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of the First Revision, Phase One, Larchwood, Section Two) is vested in Larchwood Town Homes, Phase I, Owner's Association, Inc., its successors and assigns, for the common enjoyment of all members of said Association.

5. The above Deed of Trust assumed by Grantee.

6. All other matters of record.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 23rd day of February, 1990.

Fred E. McDaniel

Fred E. McDaniel

Teresa M. McDaniel

Teresa M. McDaniel

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Mary L Hale, a Notary Public of said County and State, Fred E. McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23 day of Feb, 1990.

Mary L Hale
Notary Public

My Commission Expires: 1/9/91

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, Mary L Hale, a Notary Public of said County and State, Teresa M. McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23 day of Feb, 1990.

Mary L Hale
Notary Public

My Commission Expires: 1/9/91

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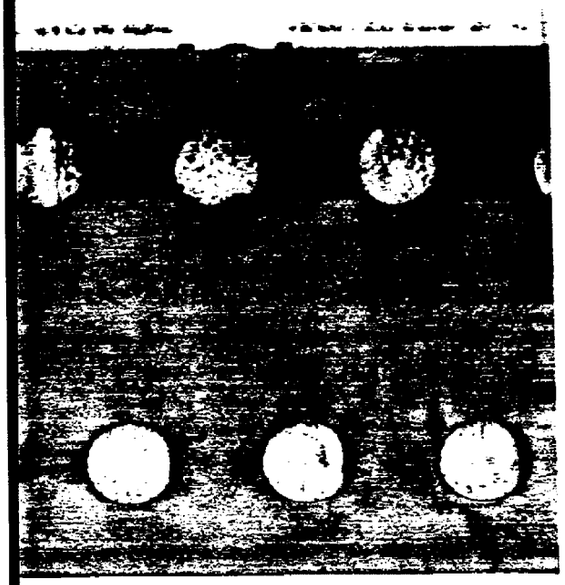
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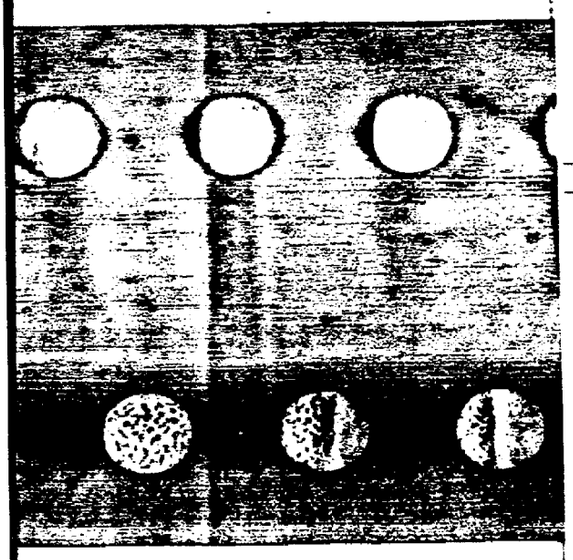
IDENTIF. TREFERENCE

FEB 23 3 42 PM '90

DAVIDSON COUNTY TN.

2549E/02-21-90





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

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 440

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 60271.76 |
| CON TX | 198.99 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 211.99 |
| CHECK | 211.99 |

02/23/90 01 15:40 0001 5421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 0 2 5

IDENTIF. REFERENCE

FEB 23 3 42 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 295391