# SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
SARAH ELIZABETH JONES, ATTORNEY
16TH FL., FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37237-1607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,250,000.

James H Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF March, 1990.

Corinne B Garrett
Notary Public

My Commission Expires:
4-2-90

13237

IDENTIF. TREFERENCE

MAR 23 3 51 PM '90

DAVIDSON COUNTY TN.

ADDRESS NEW OWNER AS FOLLOWS:
James H. Hale
31 W. Market
Box 1490, Rt. 1
Goodlettsville, TN 37072

SEND TAX BILL:
same

MAP-PARCEL NUMBER
53-8
120

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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 **JAMES H. HALE** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

> Land in Davdison County, Tennessee, being the west part of Lot No. 5,, of Block 20 on the Map of Dabbs and Elliott's Subdivision, of record in Book 547, page 127, Register's Office for said County.
>
> Said part of said Lot No. 5 fronts 50 feet on the easterly side of 28th Street and runs back between parallel lines, along the northerly margin of Pitts Avenue 94 feet to a dead line in the rear.
>
> Being the same property conveyed to First American National Bank, its successors and assigns, by Substitute Trustee's Deed from Allison G. Lucas, Substitute Trustee, of record in Book 7894, page 816, said Register's Office.

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, their 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 his 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 22ND day of March, 1990.

FIRST AMERICAN NATIONAL BANK
NASHVILLE, TENNESSEE

By: Jack F. Stringham, II Cashier
Jim Martin Repossession Coordinator

Its: Repossession Coordinator

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

5322 03/23 0101 03CHECK 90.16

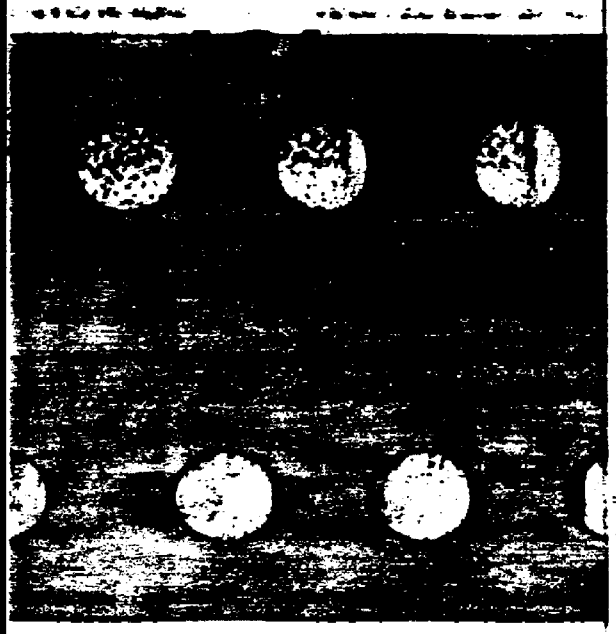
Personally appeared before me, undersigned, a Notary Public in and for the County and State aforesaid, Jack F. Stringham, II and Jim Martin with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Cashier and Repossession* of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. *Coordinator, respectively

Witness my hand, at office, this 22nd day of March, 1990.

Corine B Gauldt
Notary Public

My Commission Expires:

4/2/90



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

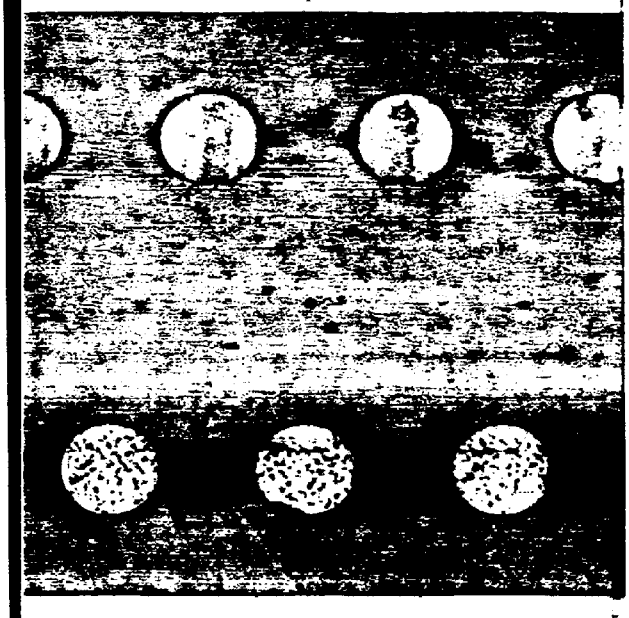
RECEIVED OF _____

FOR _____

BOOK 8071 PAGE 728

| | | |
|---|---|---|
| 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 | 25250.00 |
| CON TX | 83.16 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 90.16 |
| CHECK | 90.16 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/23/90 01 0001 5322

13237.

IDENTIF. REFERENCE

MAR 23 3 51 PM '90

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 303748