Fee 51

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 $15,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 1990.

Notary Public

My Commission Expires:
4-2-90

14212

IDENTIF. REFERENCE

MAR 28 2 42 PM '90

DAVIDSON COUNTY TN.

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ADDRESS NEW OWNER AS FOLLOWS:
Ms. Anne B. Robinson
c/o Chaffin & Burnsed
1719 West End, Suite 817
Nashville, TN 37203

SEND TAX BILL:
SAME

MAP-PARCEL NUMBER
117-15-31.00

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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 **ANNE G. ROBINSON** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hillmont Subdivision, as of record in Book 1414, page 37, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed from Allison G. Lucas, Vice President Guaranty Title Company Substitute Trustee of record in Book 8054, page 201 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. This

conveyance is subject to Vendor's Lien retained in the deed from Harold Huggins and wife, Juanita R. Huggins to James L. Riggs, of record in Book 5449, page 7, Register's Office for Davidson County, Tennessee, to secure an indebtedness in the original principal amount of $33,600.00. Subject lien was assigned to Joel Riggs by instrument of record in Book 8046, page 209, said Register's Office.

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 27th day of March, 1990.

FIRST AMERICAN NATIONAL BANK
NASHVILLE, TENNESSEE

By: Jack F. Stringham II

Its: Cashier

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Jack F. Stringham II with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Cashier 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.

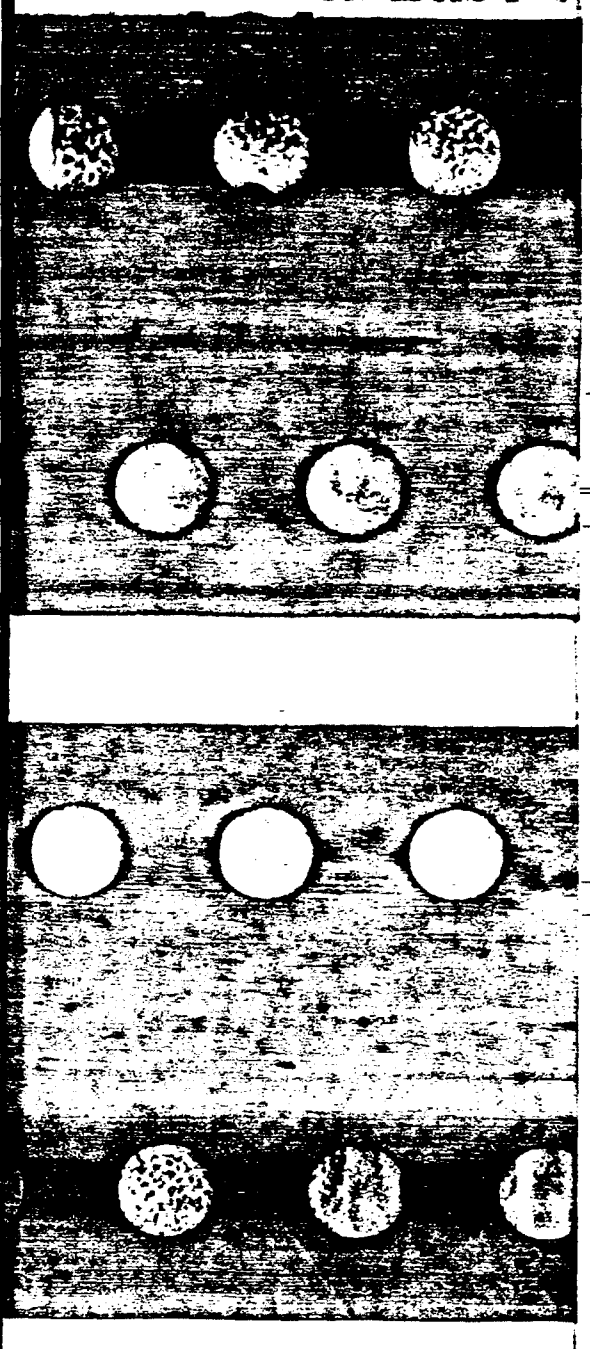
Witness my hand, at office, this 27th day of March, 1990.

Corine B. Garrett
Notary Public

My Commission Expires:

4-2-90

6478 03/28 0101 03CHECK 58.48



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

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 600

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	5000.00
CON TX	51.48
PRFEE	1.00
WDEED	6.00
TOTAL	58.48
CHECK	58.48

03/28/90 01 14:40 0001 6478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14212

IDENTIF. TREFERENCE

MAR 28 2 42 PM '90

DAVIDSON COUNTY TN.

No. 304896