Return to Box 52

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8086 PAGE 517

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Caddo Builders		Map 108-12
3716-C Nolensville Road		GP. B
Nashville, TN		Parcel 79

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto CADDO BUILDERS, a sole proprietorship owned by Roy Whisenhunt, (the "Grantee"), and Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 58, Phase 1-A, Section Two, Harborview Subdivision of record in Plat Book 6900, pages 756, 757, 758, Register's Office Davidson County, Tennessee.
>
> Being the same property conveyed to Third National Bank in Nashville, a Tennessee banking association, of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee.

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property, known as Lot #58, Harborview Subdivision, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor

except to the extent otherwise set forth herein; and Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, and to Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 10 day of APRIL, 1990.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Its: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L Moore, a Notary Public of said county and state, Jack C. Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VICE PRESIDENT of Third National Bank in Nashville, 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 10TH day of APRIL, 1990.

_____
Notary Public

My Commission Expires: NOV. 21, 1992

STATE OF TENNESSE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

_____
Affiant

Subscribed and sworn to before me this 10TH day of APRIL, 1990.

_____
Notary Public

My Commission Expires: NOV. 21, 1992

EXHIBIT "A"

1. Taxes for 1990 a lien but not yet due and payable.

2. The Plan of record in Book 6900, pages 756-758, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30 foot minimum building setback line from Harborwood Circle and a 15 foot minimum building setback line from the rear, a 2 foot minimum building setback line from the westerly lot line, an 8 foot minimum building setback line from the easterly lot line, a 15 foot public utility and drainage easement on the front lot line, a 10 foot public utility and drainage easement on the rear lot line.

3. Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, page 26, amended in Book 7646, page 142, second amendment in Book 7646, page 147, Third amendment in Book 7646, page 149, re-recorded in Book 7647, page 648, fourth amendment in Book 7732, page 749, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Book 5856, page 84, Book 6147, page 886, and Book 6147, page 893, said Register's Office.

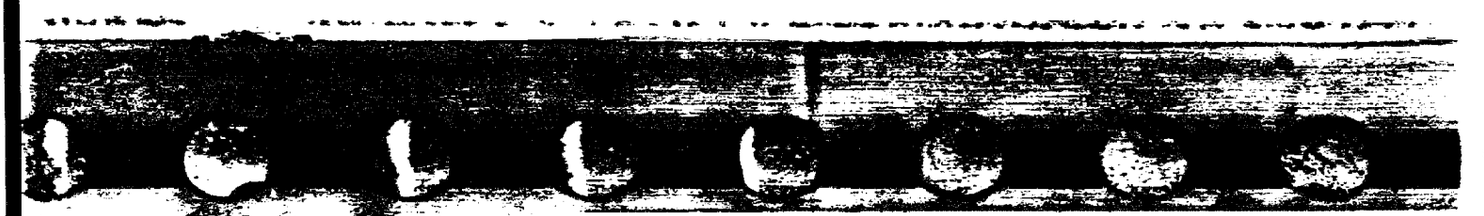
5. Unrecorded easement for sanitary sewers dated June 19, 1980, and referred to in deed of record in Book 5658, page 984, said Register's Office.

6. Right-of-way of any road, street or highway encompassed with the boundaries of the property.

7. Storm water Detention Agreement of record in Book 7390, page 270, said Register's Office.

8. Unrecorded easements if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or in inspection of the premises would disclose.

18237
IDENTIF. TREFERENCE
APR 11 2 50 PM '90
DAVIDSON COUNTY
0432 04/11 0101 03CHECK 82.60



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

RECEIVED OF _____

FOR _____

BOOK **8086** PAGE **520**

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 22000.00
CON TX 72.60
PRFEE 1.00
WDEED 9.00
TOTAL 82.60
CHECK 82.60

04/11/90 01 14:49 0001 0432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:8237. IDENTIF. REFERENCE Apr 11 2 50 PM '90 DAVIDSON COUNTY TN.

No. 309556