BOOK 8093 PAGE 58

SPECIAL WARRANTY DEED

20590

State of Tennessee
County of Davidson

IDENTIF. REFERENCE

The actual consideration or value, whichever is greater, for this transfer is $29,500.00.

APR 20 4 03 PM '90

Robert J. Earnest Vice President
Affiant Dominion Bank of Middle Tennessee

RUSH

Sworn to and subscribed before me this 20th day of April, 1990.

Kathi A. Allison
Notary Public

My Commission Expires: 3-11-91

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
Rondol P. Cartwright, et al P. O. Box 50492 Nashville, Tennessee 37205	Same
Map - Parcel Number:	
Map 94-1, Parcel 175 FB# 18W14500	

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, DOMINION BANK OF MIDDLE TENNESSEE ("Grantor"), a Tennessee banking corporation, has bargained and sold, and hereby transfers and conveys to RONDOL P. CARTWRIGHT and DOUGLAS B. WHITE, JR. ("Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Payne, Blakemore & Cummings Addition to Edgefield, now part of Nashville, a Plan of which is of record in Book 57, page 70, Register's Office for said County.
>
> Said Lot No. 190 fronts 50 1/4 feet on the East side of 12th Street and extends back easterly 157.4 feet on the North line, and 152.3 feet on the South line to an alley in the rear on which it measures 50 feet.
>
> Being the same property conveyed to Dominion Bank of Middle Tennessee by Trustee's Deed from D. W. McMackin, Substitute Trustee, of record in Book 7966, page 795, Register's Office for Davidson County, Tennessee.

This is improved property known as 713 South 12th Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantees.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

EXECUTED this 20th day of April, 1990.

DOMINION BANK OF MIDDLE TENNESSEE

By: Robert J. Earnest

Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Earnest, the Vice President of DOMINION BANK OF MIDDLE TENNESSEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of April, 1990.

Kathi A. Williams
NOTARY PUBLIC

My Commission Expires: 3-11-91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 60

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 29500.00
				CON TX 97.35
				PRFEE 1.00
				WDEED 6.00
				TOTAL 104.35
				CHECK 104.35
04/20/90	01			16:01 0001 3245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2U55o

IDENTIF. REFERENCE

APR 20 4 03 PM '90

No. 312329