Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Danitha G. Ezell 410 N. Cameron Ct. Nashville, Tennessee	Danitha G. Ezell 410 N. Cameron Ct. Nashville, Tennessee	64-11A 27
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank of Middle Tennessee ("Grantor") has bargained and sold, and hereby transfers and conveys to Danitha G. Ezell, an unmarried woman ("Grantee"), her heirs, successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs, 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, a lien to be prorated between the parties and assumed by Grantee, but which are not yet due and payable.

2. Matters disclosed in plan of record in Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee.

3. Matters disclosed in plan of record in Book 4715, Page 56, said Register's Office.

4. Storm Water Detention Agreement between C. Hooper Development and the Metropolitan Government of Nashville and Davidson County of record in Book 6548, Page 557, said Register's Office

5. Declaration of covenants, conditions and restrictions including liens for annual and special assessments all as set forth and contained in an instrument of record in Book 6777, Page 453, as corrected in book 6783, Page 805, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $76,500.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 1990.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Elizabeth M Bosch
Notary Public
My Commission Expires: 1-11-91

6. Restrictive covenants contained in an instrument of record in Book 4465, Page 109, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee 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 Grantee, her heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 30th day of July, 1990.

Dominion Bank of Middle Tennessee

By: Robert T. Earnest

Title: Vice President

This is Improved property known as 410 North Cameron Ct., Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JoAnn Lampe, a Notary Public in and for said County and State, Robert T. Earnest, with whom I am personally acquainted, (or to me proved on the basis of satisfactory evidence) and who acknowledged that he is Vice President of Dominion Bank of Middle Tennessee, a Tennessee banking corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand and official seal, this 30th day of July, 1990.

JoAnn Lampe
Notary Public

My Commission Expires: 3/3/94

STATE OF TENNESSEE NOTARY PUBLIC JO ANN LAMPE

ktbezell

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot 27 on the Plan of Caleb Chase, a planned unit development as of record in Book 6250, pages 821 and 822, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Wayne Rankhorn Construction Co., a Tennessee corporation, by deed from C. Hooper Development Company, a Tennessee Corporation of record in Book 6901, page 966, Register's Office for Davidson County. Also being a part of the same property conveyed by Deed from John E. Murdock, III, Successor Trustee, to Dominion Bank of Middle Tennessee of record in Book 7253, page 239, Register's Office for Davidson County.

6130 08/02 0101 03CHECK 262.45

46195

TENNTITLE REFERENCE

Aug 2 8 54 AM '90

FEES Z WILSON ET AL

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8165 PAGE 642

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	76500.00
CON TX	252.45
PRFEE	1.00
WDEED	9.00
TOTAL	262.45
CHECK	262.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/90 01 08:57 0001 6130

46195

IDENTIFICATION

AUG 2 8 54 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 342605