SPECIAL WARRANTY DEED FILE BOX 3

THIS INSTRUMENT PREPARED BY:
BRUCE ANTHONY SAUNDERS, ATTORNEY
7TH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TN 37237-0721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,169.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1990.

Notary Public

My Commission Expires:
1-11-92

68535

IDENTIF. ☐REFERENCE

OCT 30 8 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
RIDGEWOOD DEVELOPMENT, INC.	RIDGEWOOD DEV., INC.	Map 75-8-A
164 Brooke Castle Drive	103 Forest Hills Cr.	Parcel 61
Hermitage, TN 37076	Dickson, TN 37055	

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 RIDGEWOOD DEVELOPMENT, INC., a Tennessee corporation, 103 Forest Hills Circle, Dickson, Tennessee 37055 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 Davidson County, Tennessee, being Unit No. 164 of the Condominium Plat, Brooke Castle Planned Unit Development, plan of record in Plat Book 6250, Page 627 and by Surveyor's Certificate of Correction of record in Book 6680, Page 905 and rerecorded in Book 6727, Page 762 all of record in the Register Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to First American National Bank by Successor Trustee's Deed from Guaranty Title Company, Successor Trustee, of record in Book 8014, page 813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record, including, but not limited to Restrictive Covenants of record in Book 6519, page 747, and Book 6727, page 762, said Register's Office.

This is improved property known as 164 Brooke Castle Drive, Hermitage, Tennessee 37076.

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 26th day of October, 1990.

FIRST AMERICAN NATIONAL BANK
NASHVILLE, TENNESSEE

By: Harry Gross

Its: Asst. Vice President

4520 10/30 0101 03CHECK 119.86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Harry Gross, Jr. 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 Assistant Vice President 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.

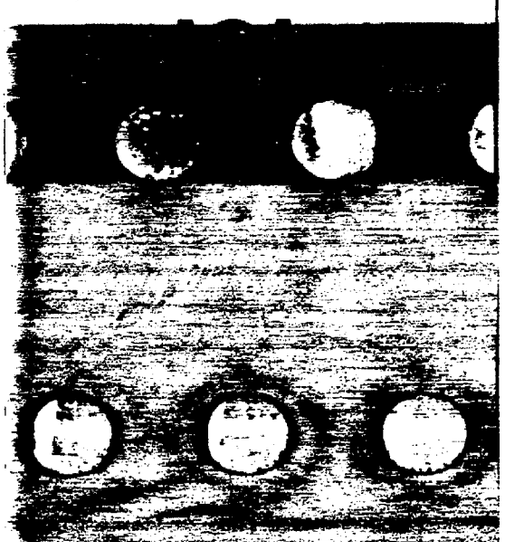
Witness my hand, at office, this 26th day of October, 1990.

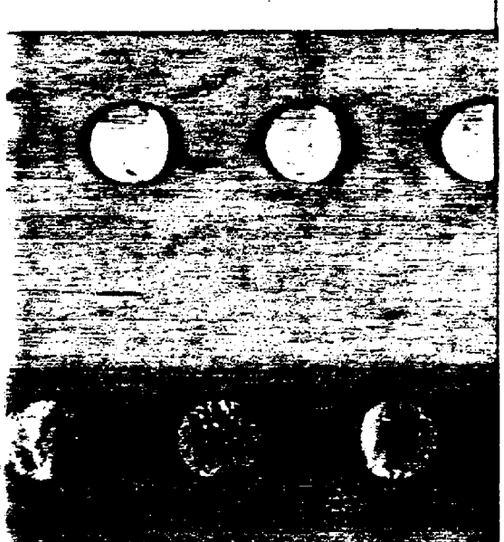
Lea S. Rickard
Notary Public

LEA S. RICKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-11-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8226 PAGE 703

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	34169.26
CON TX	112.86
PRFEE	1.00
WDEED	6.00
TOTAL	119.86
CHECK	119.86

10/30/90 01 08:05 0001 4520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68535

IDENTIF. REFERENCE

OCT 30 8 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368663