Return Box 32

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

BOOK 8228 PAGE 319

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Gerald A. Hornbeck and wife, Marae Hornbeck 2221 S. Ashford Ct. Nashville, TN 37214		Map 108-12B Par 68

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all 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 the said Gerald A. Hornbeck and wife, Marae Hornbeck (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47, Phase 1A, Section 2, Harborveiw Subdivision as shown on the Plan of record in Plat Book 6900, pages 756-758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Third National Bank in Nashville, a Tennessee banking association, by deed of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee.

This 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 unimproved property known as 2220 S. Ashford Ct., Nashville, Davidson County, Tennessee 37214.

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, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantees 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 does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 18 day of October, 1990.

THIRD NATIONAL BANK IN NASHVILLE

By: WWWoodry

Its: SVP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa Carol Muckle, a Notary Public of said county and state, Warren W. Woodring, 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 Senior 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 18 day of October, 1990.

Lisa Carol Muckle
Notary Public

My Commission Expires: 5/8/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,500.00.

Affiant

Subscribed and sworn to before me this 18th day of October, 1990.

Notary Public

My Commission Expires: 9/22/93

EXHIBIT "A"

1. Taxes for 1990, which have been pro-rated and assumed by the Grantees.

2. All matters shown on the Plan of record in Book 6900, pages 756-758, Register's Office for Davidson County, Tennessee.

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' 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 easement 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 an inspection of the premises would disclose.

9. Temporary non-exclusive right-of-way and access easements, rights and covenants contained in Book 8068, page 723, said Register's Office.

69101

IDENTIF. TREFERENCE

OCT 31 2 59 PM '90

FELIX A. [illegible]
DAVIDSON COUNTY TN.

5171 10/31 0101 03CHECK 77.65

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8228 PAGE 322

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	20500.00
CON TX	67.65
PRFEE	1.00
WDEED	9.00
TOTAL	77.65
CHECK	77.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/90 01 14:59 0001 5171

69101

IDENTIF. REFERENCE

OCT 31 2 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 369303