THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,500.00

Affiant

Subscribed and sworn to before me this 7th day of November, 1990.

Elaine Phelps
Notary Public

My Commission Expires: 3/27/93

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Rita Hunter 645 Lischie Avenue Nashville, TN 37207	Same.	83-9-136 5797 11/09 0101 03CHECK 28.45

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Andrew B. Gibson, Jr., Administrator C.T.A.D.B.N., hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto Rita Hunter, a widow, hereinafter "GRANTEE", her heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being the westerly 40 feet of Lot 13 of the Second Resubdivision of the Bransford McWhirter Subdivision of the Allison Place, as of record in Book 332, page 20, of the Register's Office for Davidson County, Tennessee. Said westerly part of Lot 13 fronts 40 feet on the northerly side of Lindsley Avenue and extends back between parallel lines with the easterly line of Lot No. 14 on said Plan, 92.7 feet to an alley.
>
> Being the same property conveyed to Andrew B. Gibson, Jr., Administrator C.T.A.D.B.N, by deed from Jean M. Curran, Melinda Curran, Lisa Curran and Judy Curran, of record in Book 8234, page 584, Register's Office for said County.

This property is known as 1007 Clearview Avenue, Nashville, Tennessee.

This conveyance is made subject to the following:

1. Taxes for the current year have been prorated between the parties and assumed by GRANTEE.

2. Restrictions, limitations and other encumbrances as they may appear of record.

3. Property is purchased "as is" and GRANTOR makes no warranties as to the condition of the premises.

4. Property is subject to a letter from Metropolitan Government of Nashville & Davidson County, Tennessee, Department of Codes, dated October 15, 1990, which has been presented by GRANTOR to GRANTEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, her successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS my hand on this the 7th day of November, 1990.

Andrew B. Gibson, Jr.,
Administrator C.T.A.D.B.N

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ANDREW B. GIBSON, JR., ADMINISTRATOR C.T.A.D.B.N., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of November, 1990.

Elaine Phelps
Notary Public

My Commission Expires: 3/27/93

a:wdeed

7.1-305

IDENTIF. TREFERENCE

Nov 9 9 51 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8234 PAGE 589

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	6500.00
CON TX	21.45
PRFEE	1.00
WDEED	6.00
TOTAL	28.45
CHECK	28.45

11/09/90 01 09:51 0001 5797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1-305

IDENTIF. REFERENCE

NOV 9 9 51 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371846