STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

George Thomas
Affiant

Subscribed and sworn to before me, this 20th day of December, 1990.

Edward T. Brading
Notary Public

My Commission expires: 1/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
c/o Edward T. Brading
P. O. Box 2757
Third Floor
230 Fourth Avenue, North
Nashville, TN 37219-0757
Box 44

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Billy C. Robinson and wife, Phyllis J. Robinson<br>133 Due West Drive<br>Mt. Juliet, TN 37122 | Metropolitan Federal Savings and Loan Association<br>230 Fourth Avenue, North<br>Nashville, TN 37219 | Map 74-11-156<br>Par. 4D 68865 |
| George L. Thomas, III wife, Dora Thomas<br>310 Crestridge Drive<br>Old Hickory, TN 37138 | | |

DAVIDSON COUNTY ... DEC 31 ... IDENTIF. ... REFERE ...

82483

## SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, a federally chartered savings and loan association, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BILLY C. ROBINSON** and wife, **PHYLLIS J. ROBINSON**, and **GEORGE L. THOMAS, III** and wife, **DORA THOMAS**, hereinafter called the Grantees, their 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. 78 on the Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63 66, 70, 74, 78 and 102, Rachel Square, Sections One and Two, of record in Book 6250, page 543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Metropolitan Federal Savings and Loan Association by quitclaim deed from Union Financial Corporation of record in Book 8218, page 351, Register's Office for Davidson County, Tennessee.

This is improved property, known as 900 Rachels Place, Hermitage, Tennessee 37076.

This conveyance is subject to the following:

1. Any and all unpaid taxes.

2. Restrictive covenants contained in instrument of record in Book 6455, page 135, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of Rachel Square, including liens for assessments, all as set forth and contained in Book 6619, page 777, said Register's Office, and By-Laws appended thereto of record in Book 6619, page 782, said Register's Office.

4. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

5. The Plan of record in Book 5200, pages 623, 624 and 625, as amended in Book 6231, pages 64 and 66, and also amended in Book 6250, pages 538, 539, 540, 541, 542 and 543, shows an owners certificate, certain setback lines and certain easements.

6. Rights or claims of parties in possession.

**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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

**WITNESS** this 28th day of December, 1990.

2945 12/31 0101 03CHECK 162.10

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION

By: Floyd Shechter

Name: FLOYD SHECHTER

Title: SR. V.P.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLOYD SHECHTER 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 SR. 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 28th day of December, 1990.

Edward J. Bradley
Notary Public

My Commission Expires: 1/23/94

NOTARY PUBLIC AT LARGE STATE OF TENN.

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 206

| | | |
|---|---|---|
| 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 | 47000.00 |
| CON TX | 155.10 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 162.10 |
| CHECK | 162.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 10:03 0001 2945

82483

IDENTIF. TREFERENCE

DEC 31 10 04 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 385316