31828

Jul 18 4 07 PM '91

Key 28

THIS INSTRUMENT PREPARED BY:
Thomas P. Ernde
AmSouth Bank of Florida
Post Office Box 12790
Pensacola, Florida 32575

SPECIAL WARRANTY DEED

BOOK 8400 PAGE 769

BOOK 0913 PAGE 130

Address New Owner	Send Tax Bills To:	Map-Parcel Number
PETER C. McALISTER 109 Turnbrook Lane Franklin, TN 37064	Same	07- 6F-B-1.00

2835 07/18 0101 03CHECK 9.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, First City Service Corporation, a Florida corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Peter C. McAlister and wife Tracey S. McAlister ("Grantee"), certain real property in Williamson County, Tennessee and Davidson County, Tennessee, described as follows:

That certain land identified as Lot 197 on the Plat of Horseshoe Bend Subdivision - Phase II-B, as recorded in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee, and Plat Book 6200, page 918, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being part of the same property conveyed to First City Service Corporation, a Florida Corporation, by deed from Horseshoe Bend Limited, a Tennessee Limited Partnership, of record in Book 8017, page 274, and by deed of correction in Book 8024, page 965, Register's Office for Davidson County, TN, and Book 827, page 893, as corrected in Book 829, page 801, Register's Office for Williamson County, TN.

This is unimproved property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

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IN WITNESS WHEREOF, Grantor executed this instrument on this 11th day of July, 1991.

FIRST CITY SERVICE CORPORATION

By: _____

Title: Executive Vice President

STATE OF FLORIDA)
)
COUNTY OF ESCAMBIA)

Personally appeared before me, Thomas P. Ernde, a Notary Public, Charles R. Long, 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 Executive Vice President of FIRST CITY SERVICE CORPORATION, a Florida corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 11th day of July 1991.

_____
Notary Public

My Commission Expires:

July 27, 1991

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $ 49,900.00.

Tracey S. McAlister
Affiant

Subscribed and sworn to before me, this 12th day of July 1991.

Jo Ann Smith
Notary Public

My Commission Expires:

1/22/95

TRANSFERRED

BOOK 8400 PAGE 771

JUL 16 1991

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

BOOK 0913 PAGE 132

EXHIBIT A

1. Matters shown on the Plan of record in Book 6200, page 118, Register's Office for Davidson County, Tennessee & Book 13, page 90, Register's Office for Williamson County, Tennessee.

2. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Horseshoe Bend of record in Book 697, page 256, ROWC, as amended in Book 744, page 341, Book 825, page 4, and Book 900, page 815, said Register's Office for Williamson County, Tennessee, and Book 7374, page 956, Register's Office for Davidson County, Tennessee.

First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 744, page 341, Register's Office for Williamson County, Tennessee, and Book 7607, page 341, Register's Office for Davidson County, Tennessee.

Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 825, page 4, Register's Office for Williamson County, Tennessee and Book 8003, page 507, Register's Office for Davidson County, Tennessee.

Third Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 900, page 815, Register's Office for Williamson County, Tennessee and Book 8345, page 910, Register's Office for Davidson County, Tennessee.

3. Agreement between Devonmeade Associates, Alfred E. Abbey, John C. Fox and Catherine S. Fox of record in Book 590, page 760, Register's Office for Williamson County, Tennessee.

4. Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 5258, page 252, Register's Office for Davidson County, Tennessee.

5. Rights of upper and lower riparian owners in and to the waters of the Little Harpeth River crossing or adjoining the property and the natural flow thereof free from diminution or pollution.

BOOK# 913 PG 130
NOTE BK 47 PG 333
TAX 184.63 TOTAL 197.63
FEE 1.00 RECEIPT#
REC 12.00 9630

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.

1991 JUL 16 AM 8:06