FILE BOX 61

36423

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

~~PREPARED BY &~~ RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:
Jeffrey B. Daniels and
wife, Janet Lynn Greer
Daniels
1708 Champions DR
Nashville, TN 37211

SEND TAX BILL TO:
SAME

MAP-PARCEL
Map 172-08-B
Parcel 86

BOOK 8412 PAGE 696

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 Jeffrey B. Daniels and wife, Janet Lynn Greer Daniels (collectively, the "Grantee"), Grantee's 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. 86 on the Plan of Bridle Downs, Phase Two, of record in Book 7900, page 241, 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 Third National Bank in Nashville, by deed from J. Marvin Hopper and wife, Anita S. Hopper, of record in Book 8189, page 757, 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 Lot 86, 1708 Champions Drive, Nashville, Tennessee 37211, Plan of Bridle Downs, Phase Two, Davidson County, Tennessee.

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, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee 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 Grantee, 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 30th day of July, 1991.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Its: S.V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public of said county and state, _____, 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 S.V.P. 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 30th day of July, 1991.

_____
Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

_____
Affiant

Subscribed and sworn to before me this 30 day of July, 1991.

_____
Notary Public
My Commission Expires:

1. Taxes for 1991, which have been pro-rated and assumed by the Grantee.

2. All matters shown on the Plans of record in Book 6900, page 545, and Book 7900, page 241, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of Bridle Downs, of record in Book 7448, page 772, said Register's Office.

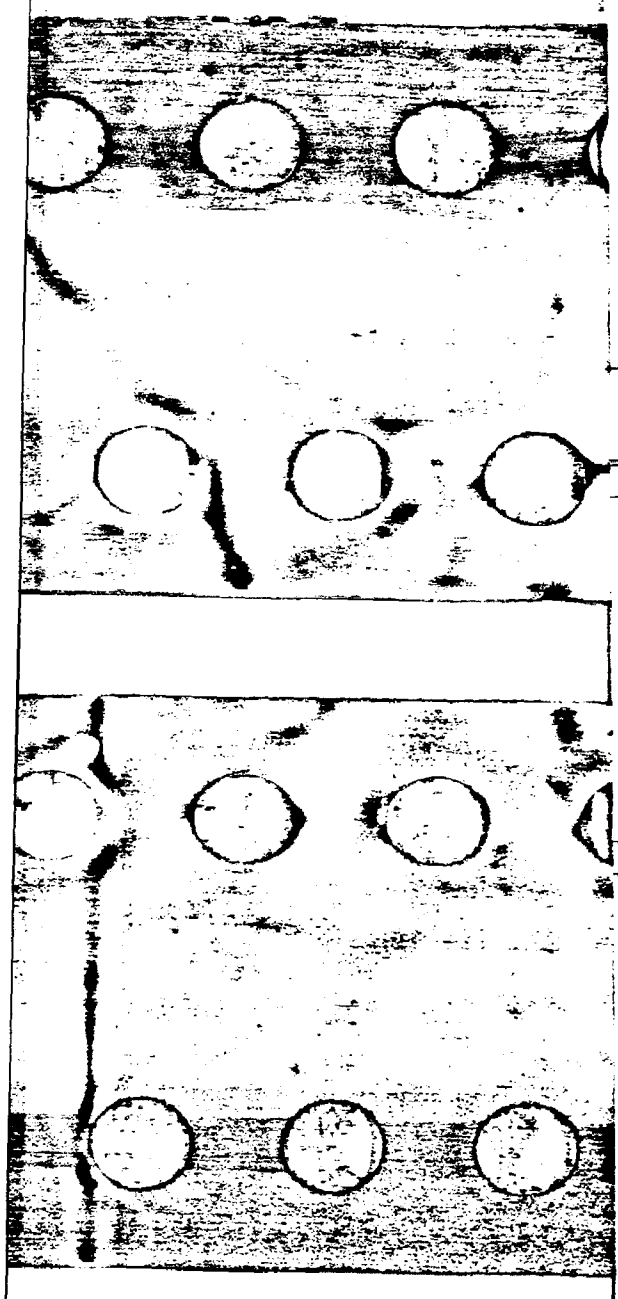
4. Right-of-way of any road, street or highway encompassed within the boundaries of the property.

5. Storm Water Detention Agreement of record in Book 7266, page 813, said Register's Office.

6. Unrecorded easements 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 an inspection of the premises would disclose.

7. Deeds of conveyance of water and sewer lines of record in Book 7797, page 447 and Book 7797, page 485, said Register's Office.

0460 08/02 0101 03CHECK 74.75



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

RECEIVED OF _____

FOR _____

BOOK 8412 PAGE 699

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	17500.00
CON TX	64.75
PRFEE	1.00
WDEED	9.00
TOTAL	74.75
CHECK	74.75

08/02/91 01 13:54 0001 0460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36423.

IDENTIFT REFERENCE

AUG 2 1 52 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447054