G#7522-1

FILE IN BOX #14
MAP 144-16
PARCEL 035
FB# FH-25834

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Ronald F.C. Kourany, II
Affiant

Subscribed and sworn to before me this the 18th day of September, 1991.

My Commission Expires: 7/24/93

John T. Cook
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: ~~MORTGAGEE~~ |
|---|---|
| RONALD F.C. KOURANY | "NEW OWNER" |
| (Name) | (Name) |
| 4400 Belmont Park Terrace #194 | |
| (Street Address) | (Street Address) |
| Nashville, TN 37215 | |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, FIDELITY FEDERAL BANK, FSB, a corporation organized and existing under the laws of the United States of America, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto RONALD F.C. KOURANY, unmarried, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 98 on the Plan of Hound's Run, a Planned Unit Development, as of record in Book 6900, Pages 167 through 171, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee, now being Fidelity Federal Bank, a Federal Savings Bank, by Successor Trustee's Deed from William L. Rosenberg, Successor Trustee, of record in Book 7976, Page 563, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7070, Page 995, and as amended in Book 7238, Page 736, said Register's Office; By-Laws of record in Book 7080, Page 8, said Register's Office; easements and setback line(s) as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS is unimproved property, known as: 1912 EDENBRIDGE WAY, NASHVILLE, TN 37215.

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 the heirs and assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 18th day of September, 1991.

FIDELITY FEDERAL BANK, FSB

BY: _____
STEPHEN P. MOODY
TITLE: ASST. VICE PRESIDENT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared STEPHEN P. MOODY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Asst. Vice President of FIDELITY FEDERAL BANK, FSB, the within named bargainor, a corporation, and that he as such Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 18th day of September, 1991.

My Commission Expires: ~~7/24/93~~ 4-23-94

_____
Notary Public

48432

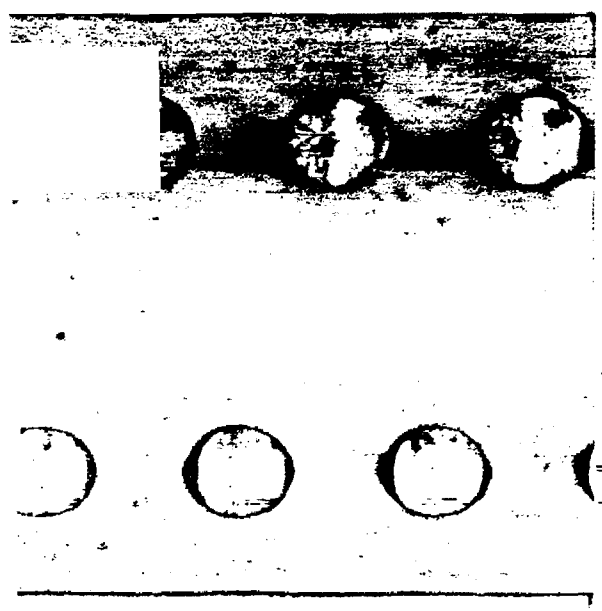
SPECIAL WARRANTY DEED

From SEP 19 10 27 AM '91
FIDELITY FEDERAL BANK, FSB

To
RONALD F.C. KOURANY, UNMARRIED

2194 09/19 0101 CHECK
340.00

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church Street, 13th Floor
Nashville, Tennessee 37219



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

RECEIVED OF _____

FOR _____

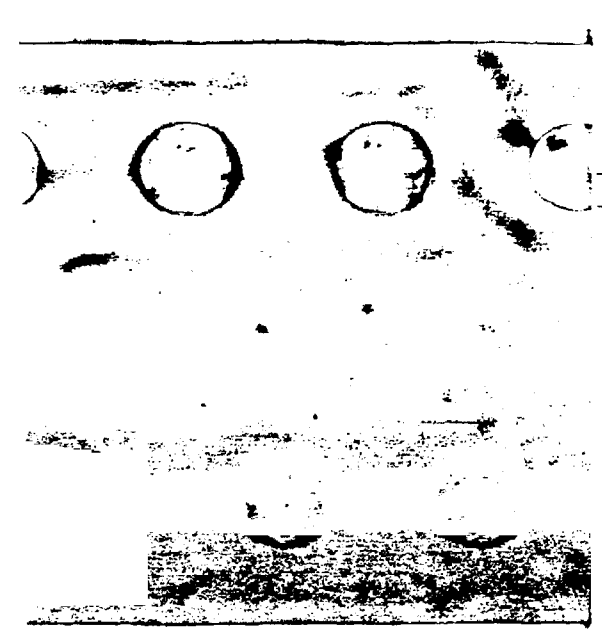
BOOK 8445 PAGE 792

| | | |
|---|---|---|
| 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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 6.00
TOTAL 340.00

CHECK 340.00
09/19/91 01 10:29 0001 2194



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

480332

IDENTIFICATION

SEP 19 10 27 AM '91

No. 460415