BOOK 8496 PAGE 796

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100, 11th Floor
First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500.00

O. E. Richeson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 1991.

Ann B. Waddell
Notary Public

My Commission Expires:
5/20/92

6549 1

Nov 27 3 53 PM '91

ADDRESS NEW OWNER AS FOLLOWS:
O. E. RICHESON
620 Hardin Shire Drive
Old Hickory, TN 37138

SEND TAX BILL:
SAME
620 Hardin Shire Dr.
Old Hickory, TN 37138

MAP-PARCEL NUMBER
MAP 82-12
PARCEL 388

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FIRST AMERICAN NATIONAL BANK, NASHVILLE, TENNESSEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO O. E. RICHESON AND WIFE, GRACE RICHESON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
WHICH IS INCORPORATED HEREIN.

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, their heirs and assigns, forever. And we, do covenant with the said GRANTEES that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to specially warrant and defend the title to the said land only to the

extent and from the date the GRANTOR acquired the subject property, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of Novmeber, 1991.

LENDER/GRANTOR:

By: McCoy C. Zachry
McCoy C. Zachry
Senior Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, McCoy C. Zachry, 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 Senior 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 27th day of November, 1991.

Ann B Waddell
Notary Public

My Commission Expires: 5/20/92

EXHIBIT "A"

Land in Davidson County, Tennnessee, being Lot No. 4 on the Plan of Aeby Subdivision, Section III, of record in Book 6250, page 574, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to First American National Bank by Trustee's Deed from Justin P. Wilson, Successor Trustee, of record in Book 7600, page 130, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the Prior Deed.

Taxes for the year 1991 have been paid, prorated and assumed by the grantee the day of closing.

This property is subject to all matters as shown on the plan of record in Book 6250, page 574; the restrictive covenants of record in Book 6605, page 215, said Register's Office; and any easements running with the land and any zoning regulations.

3388 11/27 0101 03CHECK 41.45

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8496 PAGE 793

| | | |
|---|---|---|
| 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 | 8500.00 |
| CON TX | 31.45 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 41.45 |
| CHECK | 41.45 |

11/27/91 01 15:55 0001 3388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6549 I.

IDENTIFICATION

Nov 27 3 53 PM '91

No. 480444