File Box 43

SPECIAL WARRANTY DEED

BOOK 8538 PAGE 896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,900.00**

Susan Maria Dennis
Affiant

THIS INSTRUMENT PREPARED BY:
TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG
ONE ELEVEN UNION STREET
NASHVILLE, TN 37201

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **30th** DAY OF **January, 1992.**

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-2-92

8U439 IDENTIFICATION REFERENCE JAN 30 12 22 PM DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER	SEND TAX BILLS	MAP-PARCEL
Susan Maria Dennis **4215 Harding Road** **Unit 104** **Nashville, TN 37205**	**SAME**	**103-16-B-4-CO** **7DA-79313**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FIRST FEDERAL BANK, A FEDERAL SAVINGS BANK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN MARIA DENNIS,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 104 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to First Federal Bank, a Federal Savings Bank by deed from Arnold M. Weiss, as Substitute Trustee of record in Book 8444, Page 689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is IMPROVED PROPERTY known as **4215 Harding Road, Unit 104** in **Nashville 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 GRANTEES, their heirs and assigns, forever. And we as Grantors do covenant with the said GRANTEES that we are lawfully seized and possessed of said land and that we have a good right to convey it. We as Grantors do further covenant and

bind ourselves, our heirs and representatives unto said Grantees, their heirs and assigns to specially warrant and defend the title to the said land against the lawful claims of all persons claiming the same by through or under us as Grantors, but not further or otherwise.

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 28th day of **January**, 1992.

FIRST FEDERAL BANK, A FEDERAL SAVINGS BANK
By: _____
J. PAUL DYKES, PRESIDENT, WIREGRASS REGION

STATE OF ALABAMA
COUNTY OF COFFEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **J. PAUL DYKES** with whom I am personally acquainted, and who upon his oath acknowledged himself to be the **PRESIDENT** of the **FIRST FEDERAL BANK, A FEDERAL SAVINGS BANK**, and that he as such **PRESIDENT** being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **J. PAUL DYKES** as such **PRESIDENT**.

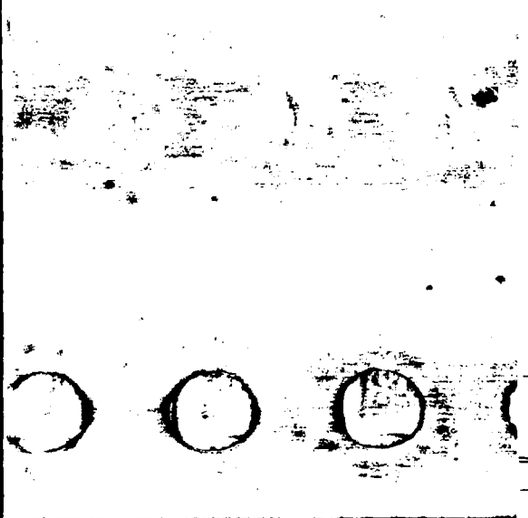
WITNESS my hand, at office, this 28th day of January, 1992.

Julia Oldham
NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Oct. 30, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

92 JAN 30 P1:01 03CHECK 139.83



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

RECEIVED OF _____

FOR _____

BOOK 8538 PAGE 898

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 35900.00
CON TX 132.83
PRFEE 1.00
[illegible] 6.00
TOTAL 139.83
CHECK 139.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80439

IDENTIFICATION REFERENCE

JAN 30 12 22 PM '92

01/30/92 01 12:22 0001 1245

DAVIDSON COUNTY, TN

No. 497591