63

SPECIAL WARRANTY DEED

BOOK 8565 PAGE 802

THIS INDENTURE, made and entered into this 28th day of February, 1992 by and between SOVRAN EQUITY MORTGAGE CORPORATION NOW BEING NATIONSBANC FINANCIAL Services, party of the first part and LEE O. MOLETTE II, party of the second part:

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 and the Southeasterly 25 feet of that parcel shown as "Reserved Tract" on the Plan of Sheffield Subdivision, of record in Book 3842, Page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and portion of the Reserved Tract front together 85.0 feet on the Southwesterly side of Curtis Street and extends back 190 feet, more or less, on the Southeasterly line to a dead line in the rear measuring 87.4 feet.

Being the same property conveyed to Sovran Equity Mortgage Corporation by Substitute Trustee's Deed of record in Book 8443, Page 552, Register's Office Davidson County, Tennessee.

8 9 3 3 6

IDENTIF. REFERENCE

MAR 4 9 08 AM '92

FELIX Z. MILLSAPS, JR. REGISTER
DAVIDSON COUNTY TN.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs and assigns in fee simple forever.

165 75

The said party of the first part does hereby convenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Nations Banc Financial Services

By: Michael B. Lyons

Title: A.V.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Michael B. Sigmon, with whom I am personally acquainted and who upon his oath acknowledged himself to be Asst. Vice Pres., of Nations Banc Financial Services, a corporation, the within named bargainor 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 Asst. Vice Pres..

Witness my hand and official seal at office in Nashville TN., on this the 28 day of February 1992.

Notary Public

My commission expires: November 25, 1995

Property Address:

Mail tax bills to: (Person or Agency responsible for payment of taxes) M&P # 70-9-144 and 70-9-148

LEE O. MOLETTE II

1832 11th Avenue North

Nashville, TN 37208

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Subscribed and sworn to before me this 28 day of February 1992.

Notary Public

My commission Expires: November 25, 1995

THIS INSTRUMENT PREPARED BY:

AMQUI TITLE & ESCROW, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

298704 0101 03CHECK 118.00

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

RECEIVED OF _____

FOR _____

BOOK 8565 PAGE 804

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 6.00
TOTAL 118.00
CHECK 118.00
03/04/92 01 09:07 0001 2986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89336

IDENTIF. REFERENCE

MAR 4 9 08 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 507472