SPECIAL WARRANTY DEED

BOOK 8574 PAGE 544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER. FOR THIS TRANSFER IS $8.500.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME. THIS **12th** DAY OF **March.** 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-21-92

92253

IDENTIFICATION REFERENCE

MAR 13 3 53 PM '92

DAVIDSON COUNTY, TN

ADDRESS NEW OWNER AS FOLLOWS:
WINSTON WALKER
4048 Boyd Drive
Nashville, TN 37218

SEND TAX BILLS
SAME

MAP-PARCEL
59-12-27
13DA-37351

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. **GOVERNMENT NATIONAL MORTGAGE ASSOCIATION BY BOWEST CORPORATION. ATTORNEY IN FACT.** HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WINSTON WALKER.** 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 Lot No. 54 on the Plan of Section Two, Highland Trace Subdivision, of record in Plat Book 5200, Page 616. said Register's Office.

SAID Lot No. 54 fronts 40.1 feet on the southerly margin of Highland Trace Cove and extends back 106.4 feet on the easterly line and 175.0 feet on the westerly line to a dead line in the rear measuring 161.8 feet thereon.

BEING the same property conveyed to Government National Mortgage Corporation by deed from Joe M. Kirsch, as Substitute Trustee of record in Book 8252, Page 885, as corrected in Book 8571 **, Page** 961 **. 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 **109 Highland Trace Cove** 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 11th day of **March**. 1992.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION BY BOWEST CORPORATION, ATTORNEY IN FACT

Karen S. Shields, Vice President

Caryn S. Schreiber, Assistant Secretary

2.1 33.17 1101 03CHECK 41.45

STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN DIEGO)

On this 11th day of March, 19 92, before me, the undersigned Notary Public, personally appeared Karen S. Shields and Caryn S. Schreiber, each personally known to me (or proved to me on the basis of satisfactory evidence) to be the ~~----------~~ Vice President and Assistant Secretary of Bowest Corporation and known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of said Bowest Corporation, the corporation that executed and whose name is subscribed to the within instrument as the attorney-in-fact of the Government National Mortgage Association, and acknowledged to me that they subscribed the name of the Government National Mortgage Association thereto as principal and the name of Bowest Corporation as attorney-in-fact for said Government National Mortgage Association, and that said Bowest Corporation executed the same as such attorney-in-fact.

WITNESS my hand and official seal.

Elizabeth L. Drew

Notary Public
State of California
Principal Office San Diego County

OFFICIAL SEAL
Elizabeth L. Dre
NOTARY PUBLIC - CALIFOR
SAN DIEGO COUNTY
My Comm. Expires July 11, 1995

OFFICIAL SEAL
Elizabeth L. Drew
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires July 11, 1995

K-1 L77

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

RECEIVED OF _____

FOR _____

BOOK 8574 PAGE 547

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
	41.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 13:55 J001 5266

92253

IDENTIFICATION REFERENCE

MAR 13 3 53 PM

DAVIDSON COUNTY, TN

No. 510698