This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Rondal T. Sears and wife, Wanda Katharine Sears 2212 S. Ashford Nash. TN 37214	First Federal Savings 101 West Lincoln St. Dallahoma, TN 37388	Map 108-12B Parcel 70

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said RONDAL T. SEARS, and wife, WANDA KATHARINE SEARS (the "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Harborview, Phase I-A, Section 2, of record in Book 6900, page 756-758, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being part of the same property conveyed to Third National Bank in Nashville, by deed from TennSouth-Davis Properties, Ltd., of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee.

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved property known as Lot No. 49, 2212 S. Ashford, Nashville, TN 37214.

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 Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 25 day of March, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Its: Vice President

By: _____

Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa Ford, a Notary Public of said county and state, Lynn H. Vandergriff and Steve Lancaster with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Vice President and Vice President of Third National Bank in Nashville, 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 25 day of March, 1992.

Lisa Ford
Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 1992.

Notary Public
My Commission Expires:

97134

IDENTIFICATION REFERENCE

EXHIBIT "A"

1. Taxes for 1992, which have been pro-rated and assumed by the Grantee.

2. All matters shown on the Plans of record in Book 6200, page 817, and Book 6900, pages 756-758, and Book 6900, pages 577-581, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, page 26, as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147, Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863, and Seventh Amendment of record in Book 8297, page 380, said Register's Office.

4. Easements for sanitary sewers and/or storm drainage of record in Book 5856, pages 80 and 84, and deeds of conveyance of water and sewer lines of record in Book 6147, pages 893 and 886, said Register's Office.

5. Unrecorded easement for sanitary sewers dated June 19, 1980, and referred to in deed of record in Book 5658, page 984, said Register' Office.

6. Right-of-way of any road, street or highway encompassed with the boundaries of the property.

7. Storm water Detention Agreement of record in Book 7390, page 270, said Register's Office.

8. Unrecorded easements if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

9. Temporary non-exclusive right-of-way and access easements, rights and covenants contained in Book 8068, page 723, said Register's Office.

10. Corporate Charter of Harborview at Cheswicke Homeowners' Association of record in Book 7522, page 339, amended in Book 8263, page 554, said Register's Office.

11. Conveyance of common area to Harborview at Cheswicke Homeowners' Association of record in Book 8297, page 376, said Register's Office.

1949 05/31 1101 03CHECK 74.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8587 PAGE 978

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	17500.00
			CON TX	64.75
			PRFEE	1.00
			WDEED	9.00
			TOTAL	74.75
			CHECK	74.75
03/31/92	01		10:48 0001	1949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97134

IDENTIFICATION REFERENCE

MAR 31 10 43 AM '92

DAVIDSON COUNTY, TN

No. 516313