29737

BOX 7

SPECIAL WARRANTY DEED

BOOK 8590 PAGE 720

FROM: Third National Bank in Nashville, Grantor

TO: David J. Ziegler and wife, Audrey Ziegler, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4908 Crosby Lane Nashville, TN 37211	Same	148-13-120
		Field Book Numbers
		5DU-43314

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Two Thousand Dollars ($52,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of March, 1992.

Notary Public

My Commission Expires: 7/23/94

FOR AND IN CONSIDERATION OF the sum of Fifty-Two Thousand and No/100 Dollars ($52,000), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said David J. Ziegler and wife, Audrey Ziegler, Grantees, their heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference.

This is improved property, known as 4908 Crosby Lane, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those title exceptions set out on Exhibit B attached hereto.

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IDENTIFICATION

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, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 23rd day of March, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: V.P.

By: Janiece Pino

Title: Commercial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Alan D. Mazer, a Notary Public of said County and State, personally appeared Janiece Pino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Comm. Officer (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that she as such Comm. Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by her self as Comm. Officer.

Witness my hand and seal, at Office in Nashville, this 23 day of March, 1992.

_____
Notary Public

My Commission Expires: 7/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Alan D. Mazer, a Notary Public of said County and State, personally appeared Lynn H Vandergriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be V.P (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such V.P executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as V P.

Witness my hand and seal, at Office in Nashville, this 23 day of March, 1992.

Notary Public

My Commission Expires: 7/23/94

4786J/03-23-92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 244, Section 3, on the Plan of the Fairlane Park Subdivision, as of record in Plat Book 2331, page 145, Register's Office for Davidson County, Tennessee.

Said Lot No. 244 fronts 117.8 feet on the easterly side of Crosby Lane and runs back 134.3 feet on the northerly line and 133.0 feet on the southerly line to a line in the rear measuring 117.4 feet thereon.

Being the same property conveyed to Third National Bank in Nashville by Successor Trustee's Deed from Gary R. Thompson, Successor Trustee, of record in Book 8398, page 705, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1992 taxes constitute a lien, but are not yet due and payable.

2. Restrictive covenants of record in Book 2598, page 491, said Register's Office.

3. All matters shown on plan of record in Book 2331, page 145, said Register's Office.

6188 04/01 0101 03CHECK 205.40

4786J/03-23-92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8590 PAGE 724

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

04/01/92 01 15:07 0001 6188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97877

IDENTIFICATION REFERENCE

APR 1 3 03 PM '92

DAVIDSON COUNTY, TN

No. 517092