Bk 1

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FORM NO. WD-1

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

xChristine Etheridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 1992

Notary Public at Large

MY COMMISSION EXPIRES: 10-9-95

(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY, 2711 MURFREESBORO RD., #200, ANTIOCH, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Jerry E. Etheridge (NAME)	Owner (NAME)	148-8
4524 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	125
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, American Housing Trust III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry E. Etheridge and wife, Christine Etheridge

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 101 on the Plan of Oakwood Terrace, Section II, of record in Plat Book 4460, Pages 118 and 119, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to American Housing Trust III, by deed of record in Book 8073, Page 408, Register's Office for Davidson County, Tennessee.

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

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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property (being 3-22-90) to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on an "AS IS" and "WHERE IS" basis."

unimproved ( )
This is improved (X) property, known as 4524 Xavier Drive, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

[redacted]

Witness hand this 6th day of August, 1992

Bankers Trust Company, Not In Its Individual Capacity, But Solely As Trustee For American Housing Trust III

BY: Rosemary Tomao TITLE: ASSISTANT SECRETARY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF NEW YORK
NEW YORK COUNTY

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared

ROSEMARY TOMAO — ASSISTANT SECRETARY

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ASSISTANT SECRETARY of Bankers Trust Company, Not In Its Individual Capacity But Solely As Trustee for American Housing Trust III a corporation, and that she as such ASSISTANT SECRETARY, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as ASSISTANT SECRETARY.

Witness my hand and official seal at New York, New York, this 6th day of August, 19 92.

MAURICE SANDS
Notary Public, State of New York
No. 24-[illegible]
Qualified in Queens County
Term Expires Nov. 30, ~~1993~~ 1993

Maurice Sands Notary Public

Commission Expires

WARRANTY DEED

FROM
American Housing Trust III

TO
Jerry E. Etheridge and wife,
Christine Etheridge

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

37220

FOR MAP REFERENCE

AUG 17 2 30 PM '92

1168 08/17 0101 03CHECK 149.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 14:32 0001 1168

3723

IDENTIFICATION REFERENCE

Aug 17 2 31 PM '90

DAVIDSON COUNTY, TN

No. 560933