SPECIAL WARRANTY DEED

FROM: THIRD NATIONAL BANK IN NASHVILLE, Grantor

TO: ROCHFORD REALTY AND, CONSTRUCTION CO,. INC. Grantee

This instrument was prepared by:
William B. Drescher
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
2200 Abbott-Martin Rd. Nashville, TN 37215	Same	104-14G-36-CO
		Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy-One Thousand Eight Hundred Dollars ($71,800).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26 day of August, 1992.

Sarah M. Hill
Notary Public

My Commission Expires: March 26, 1994

FOR AND IN CONSIDERATION OF the sum of Seventy-One Thousand Eight Hundred and No/100 Dollars ($71,800.00), 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 Rochford Realty & Construction Co., Inc., Grantee, its successors, and/or 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. 117, on the Plan of Whitworth, Phase 01, as shown on plat of record in Plat Book 7900, pages 140-144, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being a portion of the same property conveyed to Third National Bank In Nashville by deed of record in Book 8236, page 176, said Register's office.

This is unimproved property, known as Lot 117 in Whitworth in Nashville, Tennessee.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and/or assigns, forever.

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

And, except as to those matters set forth above to which this conveyance is expressly made subject, 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 Grantee, its successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand this 27th day of August, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: Glen F. Booth

Title: SVP

By: Nina N. Vowell

Title: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Ford, a Notary Public of said County and State, personally appeared Glen Bardosh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice Pres. (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 Senior Vice Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Senior Vice Pres..

Witness my hand and seal, at Office in Nashville, this 24 day of August, 1992.

Lisa Ford
Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Nina N. Vowell, 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 Assistant Vice President (or other officer authorized to execute the instrument) of Third National Bank in Nashville, the within named bargainor, a corporation, and that she as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Assistant Vice Pres..

Witness my hand and seal, at Office in Nashville, this 24 day of August, 1992.

Lisa Ford
Notary Public

My Commission Expires: 3/25/95

39995

FEE ☐ REFERENCE

AUG 24 11 07 AM '92

DAVIDSON COUNTY, TN

PICK-UP

EXHIBIT A

1. 1992 Taxes, a lien, which are not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8026, page 305; Book 8047, page 243; and in Book 8282, page 45, and in any allied instrument(s) referred to in said restrictions.

3. Easements(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7886, page 959.

4. Easement(s) for sewer lines, as set forth in instrument recorded in Book 3467, page 194 and in Book 3505, page 338.

5. All matters shown on Plat recorded in Book 6900, page 838, and in Book 7900, pages 140 through 144.

1243 08.26 1101 03CHECK 282.66

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

RECEIVED OF _____

FOR _____ BOOK 8711 PAGE 939

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 71800.00
				CON TX 265.66
				PRFEE 1.00
				WDEED 16.00
				TOTAL 282.66
				CHECK 282.66

08/26/92 01 16:06 0001 4245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 9 C 5

REFERENCE

Aug 2 [illegible] 92

No. 563975