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BC 137

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Thomas E. Williams<br>Pat L. Williams<br>228 Franklin Road<br>Franklin, TN 37064 | 158-5-A(3)<br>158-5-A(11) | Thomas E. Williams<br>Brown Printing Co.<br>2323 21st Ave. South, Ste 306<br>Nashville, TN 37212 |

This instrument prepared by: Boult, Cummings, Conners & Berry (PLA)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, G. Arthur Seelbinder (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Thomas E. Williams and wife, Pat L. Williams (collectively, the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of Chickering Meadow of record in Book 6900, page 501, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 1992.

Notary Public
My Commission Expires: May 22, 1993

NOTARY PUBLIC

3. Restrictive covenants, conditions and restrictions of record in Book 7447, page 254, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Kathleen W. Hammer, wife of Grantor, hereby joins in this conveyance for the sole purpose of transferring whatever interest she may have in the Property by reason of her marriage to Grantor.

IN WITNESS WHEREOF, the Grantor and Kathleen W. Hammer have executed this Special Warranty Deed this 27 day of August, 1992.

G. Arthur Seelbinder

Kathleen W. Hammer

41526

IDENTIFICATION REFERENCE

SEP 1 11 02 AM '92

DAVIDSON COUNTY, TN

STATE OF N Y
COUNTY OF Washington

Personally appeared before me, Elizabeth Road, Notary Public, G. Arthur Seelbinder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of August, 1992.

Elizabeth Road
Notary Public
My Commission Expires: 6/15/94

ELIZABETH ROAD
Notary Public-State of New York
Washington County - No. 4997963
My Commission Expires June 15, 1994

STATE OF N Y
COUNTY OF Washington

Personally appeared before me, Elizabeth Road, Notary Public, Kathleen W. Hammer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of August, 1992.

Elizabeth Road
Notary Public
My Commission Expires: 6/15/94

wp:PLAswdGAS

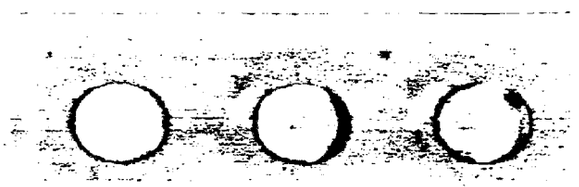
ELIZABETH ROAD
Notary Public-State of New York
Washington County - No. 4997963
My Commission Expires June 15, 1994

EXHIBIT A

Certain real property described as Lots 3 and 3A, together with a proportionate interest in the Common Area, as shown on the Plan of Chickering Meadow, of record in Book 6900, page 501, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being part of the property conveyed to G. Arthur Seelbinder by deed from Henry R. Hillenmeyer, recorded in Book 8519, page 250, Register's Office for Davidson County, Tennessee.

201.5 99/01 1101 03CHECK 535.00



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 140000.00 |
| | | | | CON TX 518.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 16.00 |
| | | | | TOTAL 535.00 |
| | | | | CHECK 535.00 |
| 09/01/92 | 01 | | | 11:03 0001 2016 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

4152 6

IDENTIFICATION REFERENCE

SEP 1 11 02 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 565714