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G#8608-1

FILE IN BOX #14
MAP 90-12-0-A
PARCEL 5
FB #08DA-62048

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 56,900.00 .

Phillip W Nicholson
Affiant

Subscribed and sworn to before me this the 28th day of August, 1992.

My Commission Expires: 9/12/95

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
424 CHURCH STREET, SUITE 1350, NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
PHILLIP W. NICHOLSON etux	PEOPLES BANK
(Name)	(Name)
604 Basswood Drive	200 Henslee Drive
(Street Address)	(Street Address)
Nashville, TN 37209	Dickson, TN 37055
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **LEADER FEDERAL BANK FOR SAVINGS**, hereinafter called the "**Grantor**", has bargained and sold, and by these presents does transfer and convey unto **PHILLIP W. NICHOLSON AND WIFE, FRANCES L. NICHOLSON**, hereinafter called the "**Grantees**", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 5 and private elements of Unit No. 5 on the Plan of Lot No. 1, Harbor Village Estates, a Horizontal Property Regime, as of record in Plat Book 8250, Page 36, and as amended in Book 8250, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Leader Federal Bank for Savings, by Trustee's Deed from Leader Enterprises, Inc., Trustee, of record in Book 8047, Page 255, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed of Harbor Village Condominiums, of record in Book 7675, Page 804, and a Supplemental and Amendment to Master Deed, of record in Book 8402, Page 569, said Register's

Office; any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS is unimproved property.

DESCRIPTION CONTAINED HEREIN DERIVED FROM THE RECORDED PLAT AS SET OUT ABOVE, PREPARED BY PATRICK S. COODE, TENNESSEE R.L.S. #855, JOHN KOHL AND COMPANY, P.C., 400 7TH AVENUE SOUTH, NASHVILLE, TN 37203.

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 the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 28th day of August, 1992.

42187 IDENTIFICATION REFERENCE SEP 2 11 01 AM

LEADER FEDERAL BANK FOR SAVINGS

BY: William F Waldkirch III AVP

WILLIAM F. WALDKIRCH, III

Title: **ASST. VICE PRESIDENT**

1703 09/02 0101 03CHECK 219.53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **WILLIAM F. WALDKIRCH, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Assistant Vice President of **LEADER FEDERAL BANK FOR SAVINGS**, the within named bargainor, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of August, 1992.

My Commission Expires: 9/12/95

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F:\WP51\KG\HARBORVI.LFB

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8719 PAGE 414

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	56900.00
CON TX	210.53
PRFEE	1.00
WDEED	8.00
TOTAL	219.53
CHECK	219.53

09/02/92 01 11:42 0001 2723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4218.2

IDENTIFT REFERENCE

SEP 2 11 41 AM '92

DAVIDSON COUNTY, TN

No. 566416