BOOK 8752 PAGE 500

This Instrument Was Prepared By:
W. Neal McBrayer, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

PICK-UP

RECEIVED
OCT 8 1:45 PM
DAVIDSON COUNTY, TN

RECORDING REFERENCE

53248

Address New Owner(s):
Charles Roy Cross
Estalee McBroom Cross
Nellie McBroom
116 Harding Place, #A-1
Nashville, TN 37205

Send Tax Bills to:
Same

Map: 130-1-A
Parcel:
Field Book:

9899 10/08 0101 03CHECK 190.60

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 considerations, the receipt of which is hereby acknowledged, Goldie R. Zager, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Charles Roy Cross, Estalee McBroom Cross and Nellie McBroom, (the "Grantee"), their successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A-1 as shown on the plat of Belle Meade Terrace Condominium of record in Book 5200, page 325, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as described in Book 5730, page 27, said Register's Office, as amended in Book 6015, page 94, said Register's Office.
>
> Being the same property conveyed to Goldie R. Zager by Substitute Trustee's Deed from W. Neal McBrayer, Substitute Trustee, of record in Book 8676, page 604, and rerecorded in Book 8678, page 210, Register's Office for Davidson County, Tennessee.
>
> Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A attached hereto.

This is improved property known as 116 Harding Place, Unit #A-1, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds herself, her heirs, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under her but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of Sept., 1992.

Goldie R. Zager
GOLDIE R. ZAGER

STATE OF Florida)
)
COUNTY OF Broward)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Goldie R. Zager, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Broward Cty, Florida, this 24 day of September, 1992.

Laura Cairns
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires
Bonded Thru Troy Fain-Insurance Inc.

STATE OF _____)
)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Parker Ray Zager
Affiant

Subscribed and sworn to before me this 6 day of OCTOBER, 1992.

Del Johns Nuhill
Notary Public

My Commission Expires: Notary Public, Davidson, Tennessee. My Commission Expires November 25, 1995

DAVID JOHNSON NOTARY PUBLIC DAVIDSON COUNTY NOV. 25, 1995

2:vms0918921.kh

EXHIBIT A

1. 1992 Metropolitan Government taxes, a lien, but not yet due and payable.

2. Sanitary Sewer Easement of record in Book 4651, page 912, said Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 5200, page 325, said Register's Office.

4. All rights, conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Belle Meade Terrace, along with the By-Laws appended thereto, of record in Book 5730, page 27, as amended in Book 6015, page 94, said Register's Office.

5. Sanitary Sewers and/or Storm Drainage Easement and any temporary construction easements of record in Book 4846, page 737, said Register's Office.

6. Rights of others in and to the common elements.

7. Easement for the flow of Richland Creek.



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	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	12.00
TOTAL	190.60
CHECK	190.60

10/08/92 01 10:46 0001 8899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5324.8

IDENTIFI REFERENCE

OCT 8 10 45 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 578425