BOOK 8794 PAGE 945

THIS INSTRUMENT PREPARED BY:
LAWLESS & ASSOCIATES, P.C.
Nineteenth Floor, First American Center
Nashville, TN 37238-0068

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Kevin J. Santori and wife,<br>Gloria J. Santori<br>110 Bonnie Brier Lane<br>Nashville, TN 37212 | Same | Map 54-13<br>Parcel 133.00 |

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **First American National Bank** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Kevin J. Santori and wife, Gloria J. Santori,** (collectively "Grantee"), their successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This is improved property known as 220 Ashawn Boulevard, Old Hickory, TN 37137.

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 and any and all delinquent and past due taxes, which are assumed by Grantee.

2. Restrictive covenants contained in an instrument of record in Book 6488, Page 764, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6250, Page 328, Register's Office for Davidson County, Tennessee. Said Plan also shows an Owner's Certificate, a 30-foot minimum building setback line from Ashawn Boulevard and a 10-foot easement for public utility and drainage purposes along the front and rear line(s) of said lot.

4. Rights or claims of parties in possession not shown by the public records.

5. Easements, or claims of easements, not shown by the public records.

6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Any lien for homeowner's association due, if any, which is assumed by Grantee.

9. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by this Policy by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

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

Executed this 23rd day of November, 1992.

FIRST AMERICAN NATIONAL BANK

By Samuel M Ballesteros
Samuel M. Ballesteros
Vice President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Samuel M. Ballesteros, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of November, 1992.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00.

AFFIANT

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Brandywine Place, of record in Book 6250, Page 328, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to First American National Bank by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, of record in Book 8748, Page 824, Register's Office for Davidson County, Tennessee.

6 7.5 5 1.

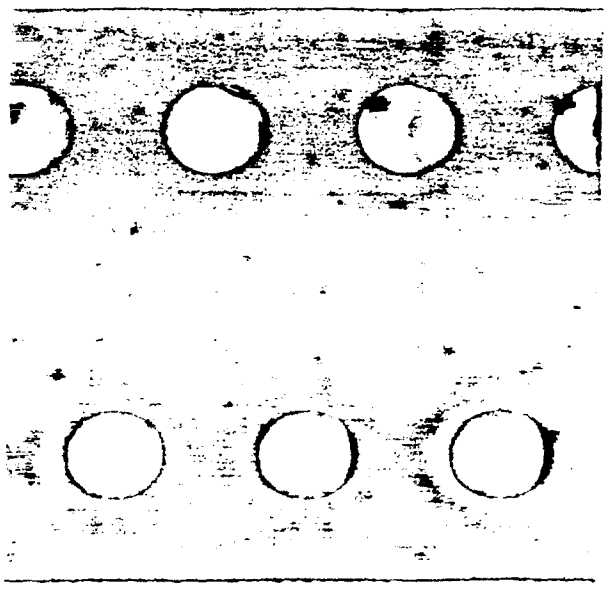
IDENTIFICATION REFERENCE

Nov 24 10 37 AM '92

A.Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

0385 11/24 0101 03CHECK 716.00



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

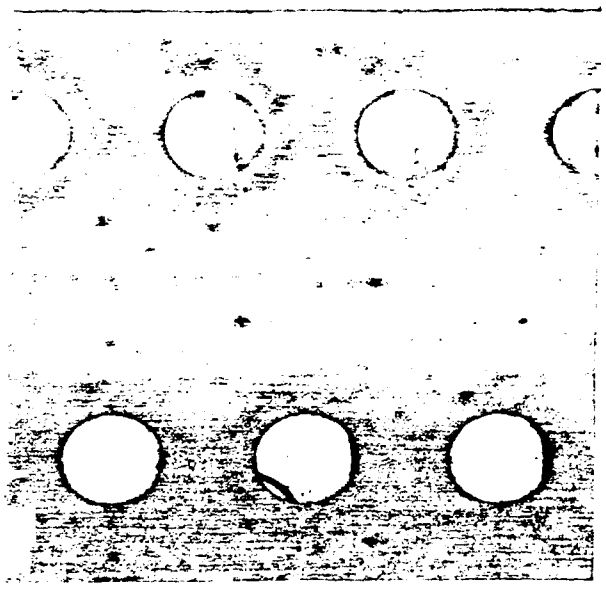
RECEIVED OF _____

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 | |
| | | | | 190000.00 |
| | | | CON TX | 703.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 716.00 |
| | | | CHECK | 716.00 |
| 11/24/92 | | 01 | 10:36 0001 | 0385 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7.5 5. I.

IDENTIFICATION REFERENCE

NOV 24 10 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 594112