43

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$12,500.00**

Corrine S. Garrett
Affiant

THIS INSTRUMENT PREPARED BY:
TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG
ONE ELEVEN UNION STREET
NASHVILLE, TN 37201

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF **DECEMBER**, 1992.

Jill L Roller
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-20-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

72659

IDENTIFICATION REFERENCE

Dec 10 1 27 PM '92

DAVIDSON COUNTY, TN

ADDRESS NEW OWNER	SEND TAX BILLS	MAP-PARCEL
Corrine S. Garrett	Corrine S. Garrett	**81-7-360**
1820 12th Avenue North	132 Queens Lane	**2W-20380**
Nashville, TN 37208	Nashville, TN 37218	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CRESTAR MORTGAGE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CORRINE S. GARRETT**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 61 on the Plan of the Subdivision of Lots Nos. 5 & 6 of the Cephas Woodard Property, as of record in Book 161, Page 174, Register's Office for said County.

SAID Lot No. 61 fronts 50 feet on the east side of 12th Avenue North and runs back between parallel lines, 115 feet to an alley.

BEING the same property conveyed to Crestar Mortgage Corporation by deed from Michael J. Philbin, Successor-Trustee of record in Book 8607, Page 825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all mattters affecting the property contained in (a) any recorded Declaration of Protective Covenants, Conditions or Restrictions; (b) any recorded easements; (c) any limitations, building setback lines or reservations shown on the recorded Plat; (d) any laws, ordinances or regulations imposed by any governmental authority; and (e) real estate taxes levied after the year of this conveyance.

THIS IS IMPROVED PROPERTY KNOWN AS **1820 12th Avenue North** in **Nashville**, TENNESSEE.

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, her heirs and assigns, forever. And we as Grantor do covenant with the said GRANTEE that we are lawfully seized and possessed of said land and that we have a good right to convey it. We as Grantor do further covenant and bind ourself, our heirs and representatives unto said Grantee, her heirs and assigns to specially warrant and defend the title to the said land against the lawful claims of all persons claiming the same by through or under us as Grantor, but not further or otherwise.

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

WITNESS my hand this 7th day of **December**, 1992.

CRESTAR MORTGAGE CORPORATION

By: _____
George L. Edwards,
Vice-President

STATE OF Virginia
~~XXXXXXXX~~ OF Richmond
CITY

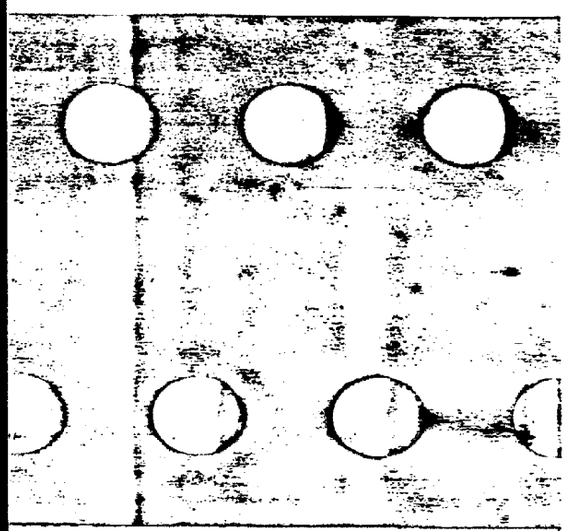
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GEORGE L. EDWARDS** with whom I am personally acquainted, and who upon his oath acknowledged himself to be the **VICE-PRESIDENT** of the **CRESTAR MORTGAGE CORPORATION**, and that he as such **VICE-PRESIDENT** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **GEORGE L. EDWARDS** as such **VICE-PRESIDENT**.

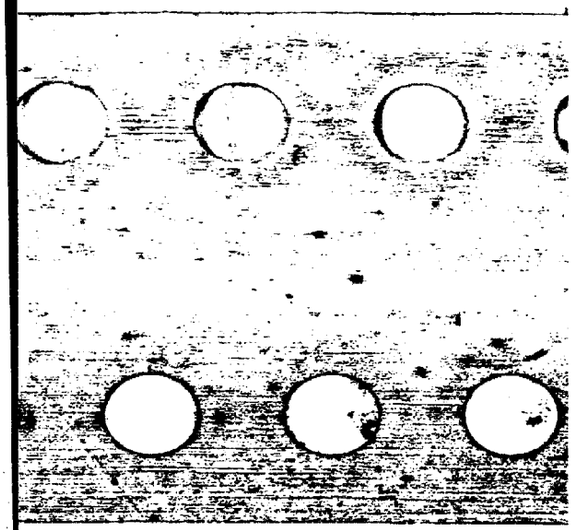
WITNESS my hand, at office, this 7th day of **December**, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 11/30/96

0512 12/10 0101 03CHECK 55.25





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

RECEIVED OF _____

FOR _____

BOOK 8810 PAGE 772

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	12500.00
CON TX	46.25
PRFEE	1.00
WDEED	8.00
TOTAL	55.25
CHECK	55.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 6 5

IDENTIFICATION REFERENCE

DEC 10 1 27 PM '92

12/10/92 01 13:25 0001 0512

DAVIDSON COUNTY

No. 599731