Ref 28

BOOK 8869 PAGE 70

BK 1050 PG 439

THIS INSTRUMENT PREPARED BY:
Thomas P. Ernde
AmSouth Bank of Florida
Post Office Box 12790
Pensacola, Florida 32575

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Raymond J. Conner 3802 Hillmeade Court Nashville, TN 37221	Same	6F-B-4 Dist 07

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, First City Service Corporation, a Florida corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Raymond J, Conner and wife Barbara R. Conner ("Grantee"), certain real property in Williamson County, Tennessee and Davidson County, Tennessee, described as follows:

A tract or parcel of land situate principally in Davidson County, Tennessee, and partially in Williamson County, Tennessee (assessed solely in Williamson County, Tennessee), being a certain building site identified as Lot no. 207 on the Plat of Horseshoe Bend Subdivision Phase II-B, as of record in Book 6200, page 918, Register's Office for Davidson County, Tennessee, and Book 13, page 90, Register's Office for Williamson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
Being part of the property conveyed to Grantor by deeds of record in Book 8017, page 274, and 8024, page 965, RODC, TN and Book 827, page 893, and Book 829, pae 801, ROWC, TN.
This is unimproved property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

93875

IDENTIFT REFERENCE
FEB 19 11 24 AM '93
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, Grantor executed this instrument on this 10th day of February, 1993.

FIRST CITY SERVICE CORPORATION

By: _____

Title: President

STATE OF Florida)
)
COUNTY OF Escambia)

Personally appeared before me, Thomas P. Ernde, a Notary Public, Charles R. Long, 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 President of FIRST CITY SERVICE CORPORATION, a Florida corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 10th day of February 1993.

_____
Notary Public
Commission # CC117602

My Commission Expires:

July 27, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $46,075.00.

_____
Affiant

Subscribed and sworn to before me, this 11 day of February, 1993.

_____
Notary Public

My Commission Expires:

1-23-95

5319 02/19 0101 03CHECK 12.00

TRANSFERRED

FEB 17 1993

DENNIS HALL JR., PROPERTY ASSESSOR
WILLIAMSON COUNTY

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EXHIBIT A

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Horseshoe Bend of record in Book 697, page 256, Register's Office for Williamson County, Tennessee, and Book 7374, page 956, Register's Office for Davidson County, Tennessee.

First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 744, page 341, Register's Office for Williamson County, Tennessee and Book 7607, page 341, Register's Office for Davidson County, Tennessee.

Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 825, page 4, Register's Office for Williamson County, Tennessee, and Book 8345, page 910, Register's Office for Davidson County, Tennessee.

Third Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 900, page 815, Register's Office for Williamson County, Tennessee, and Book 8345, page 910, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 5258, page 252, Register's Office for Davidson County, Tennessee.

3. Agreement between Devonmeade Associates, Alfred E. Abbey, John C. Fox and Catherine S. Fox of record in Book 590, page 760, Register's Office for Williamson County, Tennessee.

4. Rights of upper and lower riparian owners in and to the waters of the Little Harpeth River crossing or adjoining the property, and the natural flow thereof free from diminution or pollution.

5. Matters shown on the Plat of Horseshoe Bend, Phase II-B, of record in Book 6200, page 918, Register's Office for Davidson County, Tennessee and Book 13, page 90, Register's Office for Williamson County, Tennessee, including minimum building setback lines, public utility & drainage easements, 100 year flood line, and certain notes to which plat reference are hereby made.

6. Charter of Horseshoe Bend Homeowner's Association of record in Book 701, page 62, Register's Office for Williamson County, Tennessee, as amended in Book 858, page 70, said Register's Office.

7. Two hundred fifty (250) foot wide TVA transmission line easement, of record in Deed Book 99, page 572, Deed Book 99, page 421, and Deed Book 111, page 535, Register's Office for Williamson County, Tennessee.

Notebook 50 Page 415
State Tax $ 170.57 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 183.57,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING

State of Tennessee, County of WILLIAMSON
Received for record the 17 day of
FEBRUARY 1993 at 9:02 AM. (RECH 42221)
Recorded in official records
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