48
Realty

"SPECIAL WARRANTY DEED"

FORM No. WD-1

BOOK 8921 PAGE 88

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 57,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF April 1993

Notary Public

MY COMMISSION EXPIRES: June 26, 1995

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddy J. Allen	Franklin National Bank	
(NAME)	(NAME)	
268 Sunrise Avenue	230 Public Square	119-14-324
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Franklin, Tn 37064	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Union Planters National Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddy J. Allen and wife, Marsha S. Allen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, TN, being Lot No. 20 on the Plan of Sunrise Subdivision of record in Book 421, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the northerly side of Sunrise Avenue and runs back between parallel lines 160' to an alley in the rear which measures 50 feet.

Being the same property conveyed to Union Planters National Bank by Successor Trustee deed from Darlene T. Marsh, acting as Successor Trustee of record in Book 8652, Page 617, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 1300, Page 572, and all matters shown on the Plan of Record.

1 1 2 5 6

IDENTIFICATION REFERENCE

APR 20 12 03 PM '93

REGISTER OF DEEDS DAVIDSON COUNTY, TN

7301 04/20 0101 03CHECK 222.49

unimproved ( )
This is improved (XX) property, known as 268 Sunrise Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do hereby bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of April, 19 93

Union Planters National Bank
By:
Sean D. Hart, Banking Officer

BOOK 8921 PAGE 89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, Sean D. Hart with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Banking Officer of the maker or a constituent of the maker and he 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 in Brentwood, Tennessee, this 16th day of April, 1993

Notary Public

My commission expires: 06/28/95

TERESA L. BEARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

DEED

FROM

TO

Realty Title

Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8921 PAGE 90

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	57700.00
			CON TX	213.49
			PRFEE	1.00
			WDEED	8.00
			TOTAL	222.49
			CHECK	222.49
04/20/93	01		12:11 0001	7301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11256

IDENTIFICATION REFERENCE

APR 20 12 04 PM '93

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 642039