PICK-UP

BOOK 8925 PAGE 401

12684

This Instrument Prepared By:
Mark A. Ellmore, Attorney
Suite C, 388 Harding Place
Nashville, Tennessee 37211

IDENTIFICATION REFERENCE

LIMITED WARRANTY DEED

APR 26 9 39 AM '93

JAMES WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

| Address New Owner: | Send Tax Bills To: | Map 76 |
|---|---|---|
| Brent Campbell<br>2000 Richard Jones Road<br>Nashville, TN 37215 | SAME | Parcel 29 |

For and in consideration of the sum of ten dollars and no/100's ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bank of America National Trust and Savings Association, as Successor in Interest to Security Pacific National Bank, Trustee, under the Pooling and Servicing Agreement dated as of October 31, 1990, Series 1990-2, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto Brent Campbell and Charles Duncan, *, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Fourth Civil District of Davidson County, Tennessee, described according to a survey, dated January 17, 1985 by Hollis B. Petty, Tennessee License No. 56, (Petty & Petty), not of record as follows:

Beginning at a point in the Southerly margin of Chandler Road and in the mean center line of Stoner Creek; thence with said creek South 61 degrees, 44 minutes, 41 seconds East, 410.99 feet; thence continuing with said creek South 24 degrees, 29 minutes, 44 seconds East, 162.00 feet; thence continuing with said creek South 70 degrees, 29 minutes, 41 seconds East, 200.00 feet; thence continuing with said creek South 49 degrees, 59 minutes, 41 seconds East 154.00 feet; thence leaving said creek South 36 degrees, 14 minutes, 58 seconds West, 47.00 feet to a post; thence South 48 degrees, 59 minutes, 54 seconds West; 518.04 feet to a 14 inch marked cedar; thence running through a sink hole, South 71 degrees, 59 minutes, 48 seconds West, 500.04 feet to an old iron pin and being the Southwesterly most corner of this tract; thence, on the common line with Cross, North 11 degrees, 05 minutes, 13 seconds West, 1004.93 feet to a new iron pin in the Southerly margin of Chandler Road; thence with the Southerly margin of Chandler Road North 79 degrees, 15 minutes, 13 seconds East, 454.97 feet to the point of beginning, containing 17.62 acres more or less.

Being the same property conveyed to Bank of America National Trust and Savings Association by Quit Claim Deed from The Money Store/Tennessee, Inc. of record in Deed Book 8869, Page 766, Register's Office for Davidson County, Tennessee. Said property was conveyed to The Money Store/Tennessee, Inc. by Substitute Trustee's Deed from Mark A. Ellmore, Jr., Substitute Trustee of Record in Deed Book 8838, Page 529, Register's Office for Davidson County, Tennessee.

This improved property is known as 4699 Chandler Road, Hermitage, Tennessee 37076.

*this conveyance shall be titled to the Grantees as tenants in common

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply;

(1) All restrictive covenants, terms, conditions, provisions, zoning ordinances and other items of record pertaining to any portion(s) of the herein described property, but only to the extent that same are still in effect.

(2) The physical character or condition of the property whether of record or not pertaining to land usage, defects, vices and/or fitness for any particular purpose.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in anywise belonging unto the said Grantee, his/her successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his/her successors and assigns, against every person whomsoever lawfully claiming or to claim the same the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but not limited to, any warranty or habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property, "as is" in its present conditions. Whether 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 our hands this 2nd day of APRIL, 1993.

Bank of America National Trust and Savings Association

By: _____
Name: JOSEPH M. DEVINE
Title: VICE PRESIDENT

SUSAN ANDERSON
Assistant Secretary

STATE OF _____
COUNTY OF _____

STATE OF CALIFORNIA
COUNTY OF ORANGE

**On** 4-2-93 **before me, personally appeared** JOSEPH M. DEVINE **and** SUSAN ANDERSON**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as** VICE PRESIDENT **and** Assistant Secretary**, respectively, of Bank of America National Trust and Savings Association, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.**

WITNESS MY HAND AND OFFICAL SEAL

OFFICIAL SEAL
IVY LAM
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Jan. 2, 1995

(SEAL)

IVY LAM, NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $165,000.00.

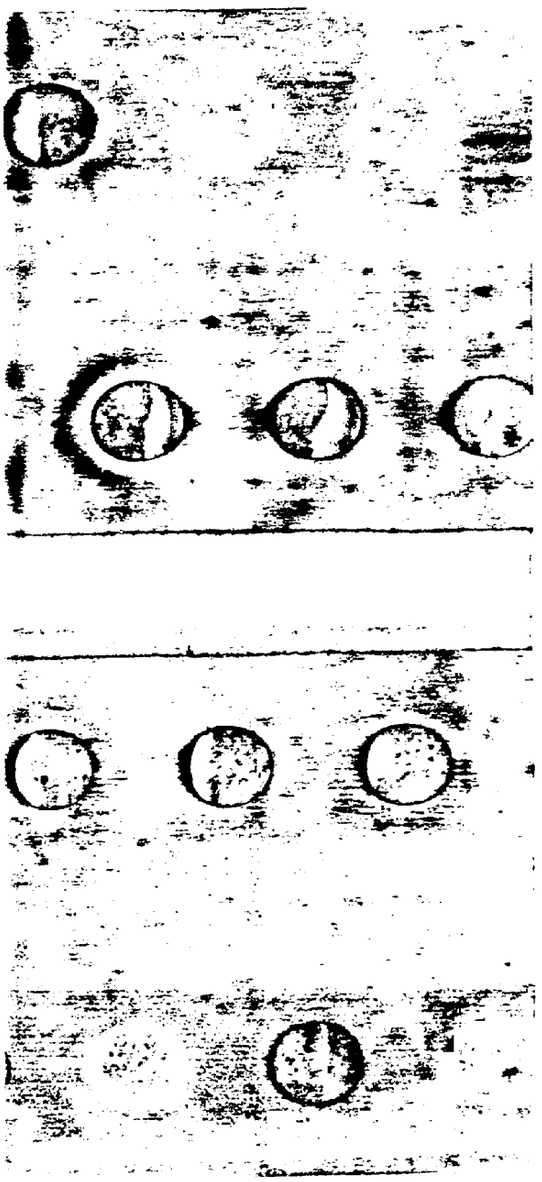
Affiant

Subscribed and sworn to me this 23rd day of April, 1993.

My Commission expires: 7/23/94

Notary Public

3979 04/ 5 0101 03CHECK 623.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8925 PAGE 464

| | | |
|---|---|---|
| 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 165000.00 |
| | | | | CON TX 610.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 623.50 |
| | | | | CHECK 623.50 |
| 04/26/93 | 01 | | | 09:38 0001 8939 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1268.4

IDENTIFICATION REFERENCE

APR 26 9 39 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 643649