State of Tennessee, County of WILLIAMSON
Received for record the 13 day of
MAY 1993 at 2:17 PM. (REC# 51788)
Recorded in official records
Book 1074 Page 784- 786
Notebook 51 Page 106
State Tax $ 196.10 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 209.10,
Register of Deeds SADIE WADE
Deputy Register PAM GREER

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

TRANSFERRED
MAY 13 1993
DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number
MARK W. DEICHER 501 Colice Jeanne Road Nashville, TN 37221	Same	07-6G 6F-B-11

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 Mark W. Deicher and wife Kathleen M. Deicher ("Grantee"), certain real property in Williamson County, Tennessee and Davidson County, Tennessee, described as follows:

A tract or parcel of land situate partially in Davidson County, Tennessee and partially in Williamson County, Tennessee (assessed solely in Williamson County, Tennessee), being a certain building side identified as Lot no. 213 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 property conveyed to Grantor of record in Book 8017, page 274, and Book 8024, page 965, RODC, TN; and of record in Book 827, page 893, corrected in Book 829, page 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.

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

FIRST CITY SERVICE CORPORATION

By: _____

Title: Vice President

STATE OF Florida)
)
COUNTY OF Escambia)

Personally appeared before me, Thomas P. Ernde, a Notary Public, DeVan Ard, Jr., 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 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 May 1993.

THOMAS P. ERNDE
"Notary Public—State of Florida"
My Commission Expires July 27, 1995
CC117602

_____
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 $ 53,000.00 .

_____
Affiant

Subscribed and sworn to before me, this 12th day of May 1993.

_____
Notary Public

My Commission Expires:

1/22/95

21294

RECEIVED FOR RECORD
MAY 19 1 07 PM '93
DAVIDSON COUNTY, TN

4933 05/19 0101 03CHECK 12.00

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 fr 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. Subject to easements, restrictions, minimum building setback lines, floor elevations, sewer service, structure elevations and all other matters set forth in the Plat of Horseshoe Bend Subdivision, Williamson County, Tennessee; Phase II-B of record in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee and Plat Book 6200, page 918, said Register's Office for Davidson County, Tennessee.

6. Charter of Horseshoe Bend Homeowner's Association of record in Book 701, page 62, ROWC, 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.