Bk J37

SPECIAL WARRANTY DEED

BOOK 9053 PAGE 805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,000.00

Karlen R Evins
Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 **th** DAY OF **August**, 1993.

Jill L Rolles
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-20-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER	SEND TAX BILLS	MAP-PARCEL
Karlen R. Evins	**SAME**	**144-11-7**
6008 Hillsboro Road		**FH-10890**
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARLEN R. EVINS, UNMARRIED**, 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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, Pages 30 and 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property FIRST NATIONWIDE BANK by deed from Arnold M. Weiss, as Substitute Trustee of record in Book 8916, Page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters 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 any recorded plat; (d) any laws, ordinances or regulations imposed by any governmental authority; (e) such facts as an accurate survey might disclose; and (f) any real estate taxes for the current year which have not yet been paid and any such taxes levied in the future.

THIS IS IMPROVED PROPERTY KNOWN AS **6008 Hillsboro Road** 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

Grantors 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 Grantors do further covenant and bind ourselves, our heirs and representatives unto said Grantee, his 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 Grantors, 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 13th day of **August**, 1993.

FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK

By: _____
TRACEY S. CHAMPION, ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF YOLO

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **TRACEY S. CHAMPION** with whom I am personally acquainted, and who upon her oath acknowledged herself to be the **ASSISTANT SECRETARY** of the **FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK**, and that she as such **ASSISTANT SECRETARY** being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **TRACEY S. CHAMPION** as such **ASSISTANT SECRETARY**.

WITNESS my hand, at office, this 13th day of **August**, 1993.

Laura E. Rinker
NOTARY PUBLIC

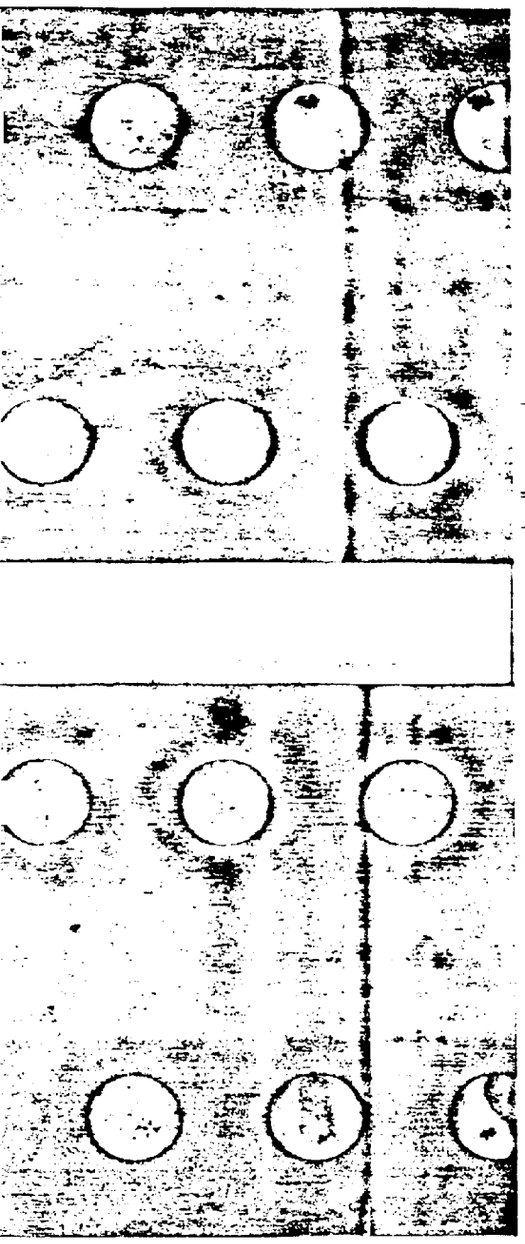
My Commission Expires: _____

LAURA E. RINKER
Comm. #978306
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
Comm. Expires Nov 19, 1996

93 AUG 20 PM 12:49
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

2293 08/20 0101 03CHECK 675.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9053 PAGE 807

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	180000.00
			CON TX	666.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	675.00
			CHECK	675.00
08/20/93	01	12:48	0001	2293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54362

IDENTIF. & REFERENCE

93 AUG 20 PM 12:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 688616