43

SPECIAL WARRANTY DEED

BOOK 9056 PAGE 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$28,800.00**

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13rd DAY OF **August**, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-28-96

ADDRESS NEW OWNER	SEND TAX BILLS	MAP-PARCEL
Charles DeBray	Charles DeBray	**108-8-163**
3212 Lakeford Drive	258 Harding Place	**3D-86264**
Nashville, TN 37214	Nashville, TN 37205	

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 **Charles DeBray and wife, Frances DeBray**, 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, Tennessee, being Lot No. 30-A on the Plan of Zone Lot Division, Lots 29 and 30 of Section 3 of East Lake Subdivision of record in Book 5200, Page 342 as amended in Book 5200, Page 668 both in the Register's Office for said County.

SAID Lot No. 30-A fronts 34.26 feet on the easterly margin of Lakeford Drive and extends back 143.00 feet on the northerly line and 143 feet on the southerly line to a dead line in the rear measuring 34.56 feet thereon.

BEING the same property conveyed to 1st Nationwide Bank by deed from I. Dyke Tatum, Substitute Trustee of record in Book 8789, Page 394, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS IMPROVED PROPERTY KNOWN AS **3212 Lakeford Drive** 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 GRANTEES, their heirs and assigns, forever. And we as Grantors do covenant with the said GRANTEES 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 Grantees, their 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 16th day of **August, 1993.**

FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK

By: _____
TRACEY S. CHAMPION
ASSISTANT SECRETARY

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ 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 16th day of **August, 1993.**

_____
NOTARY PUBLIC

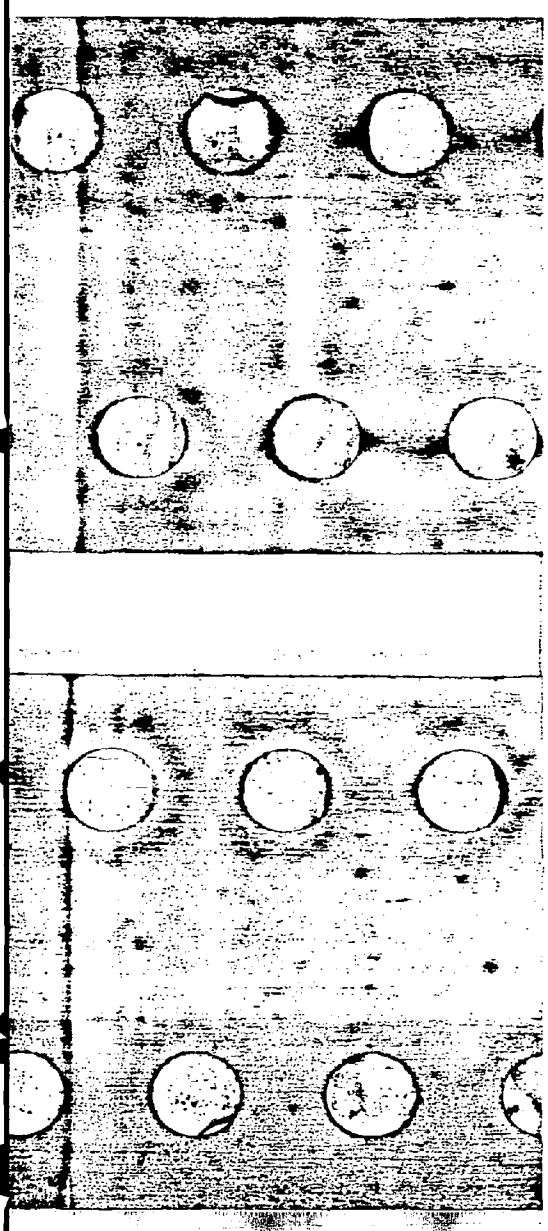
My Commission Expires: _____

Mary C. Whalen
Comm. #998387
NOTARY PUBLIC - CALIFORNIA
YOLO COUNTY
Comm. Expires June 25, 1997

55370
IDENTIF. ↑ REFERENCE

93 AUG 24 PM 3:02

FEE 3407 08/24 0101 03CHECK 115.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9056 PAGE 694

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 28800.00
				CON TX 106.56
				PRFEE 1.00
				WDEED 8.00
				TOTAL 115.56
				CHECK 115.56
			08/24/93 01	15:02 0001 3407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55370
IDENTIF. ↑ REFERENCE

93 AUG 24 PM 3:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 689722