Book 58

BOOK 9071 PAGE 329

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100, 11th Floor
First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 1993.

Notary Public

My Commission Expires:
11-27-93

59786
IDENTIF. & REFERENCE

93 SEP -3 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER AS FOLLOWS:
William P. Fiser, M. D.
1204 17th Ave. S.
Nashville, TN 37212

SEND TAX BILL:
Bradley Daniel
1204 17th Ave.S.
Nashville, TN 37212

MAP-PARCEL NUMBER
Map 104-4
Parcel 210

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, THIRD NATIONAL BANK, TRUSTEE UNDER WILL OF A. C. MIFFLIN, JR., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID WILLIAM P. FISER, M.D., (ONE-HALF UNDIVIDED INTEREST), WAYNE BRADLEY DANIEL, (ONE-QUARTER UNDIVIDED INTEREST), AND HIS WIFE, JULIENNE L. DANIEL, (ONE-QUARTER UNDIVIDED INTEREST), 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

This is improved property is known as: 1204 17th Avenue, South, Nashville, Tennessee, 37212

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 GRANTOR in its capacity as Trustee covenants with the said GRANTEES that GRANTOR, as such Trustee, is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And GRANTOR, solely in GRANTOR's capacity as Trustee, but not individually or in its corporate capacity, further covenants and binds GRANTOR, its successors and assigns as Trustee, to warrant and forever defend the title to said land to the said GRANTEES, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural number shall include the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of September, 1993.

ATTEST:

BY: _____

ASST. M. P. & TRUST REAL ESTATE OFFICER

TITLE: Assistant Vice-President & Trust Real Estate Officer

THIRD NATIONAL BANK, TRUSTEE UNDER WILL OF A. C. MIFFLIN, JR.

BY: Nancy Craig

Nancy Craig

ASST. M. P. & TRUST REAL ESTATE OFFICER

TITLE: Assistant Vice-President & Trust Real Estate Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, BEBEE P. GRACE, a Notary Public, within and for the State and County aforesaid, personally appeared Nancy Craig, with whom I am personally acquainted, and who upon her oath acknowledged herself to be the Assistant Vice President & Real Estate Trust Officer of the Third National Bank in Nashville, and the within named bargainor, a National Banking Association, and that as such Assistant Vice President and Real Estate Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Nancy Craig as such Assistant Vice President and Real Estate Trust Officer.

Witness my hand and official seal at office in Nashville, Tennessee. This 1st day of September, 1993.

Bebee P. Grace
Notary Public

My Commission Expires: SEPT. 24, 1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, BEBEE P. GRACE, a Notary Public within and for the State and County aforesaid, personally appeared DAVID P. ROGERS, with whom I am personally acquainted and upon his oath acknowledged himself to be the Assistant Vice President & Trust Real Estate Officer of the Third National Bank in Nashville, and the within named bargainor, a National Banking Association, and that as such ASST. V. P. & TRUST REAL ESTATE OFFICER being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said DAVID P. ROGERS as such ASST. V. P. & TRUST REAL ESTATE OFFICER.

Witness my hand and official seal at office at Nashville, Tennessee. This 1st day of September, 1993.

Bebee P. Grace
Notary Public

My Commission Expires: SEPT. 24, 1994

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Belmont Land Company's Subdivision of Lot No. 23, O. B. Hayes' Plan of large lots, as of record in Book 204, page 207, Register's Office for Davidson Coutny, Tenenssee.

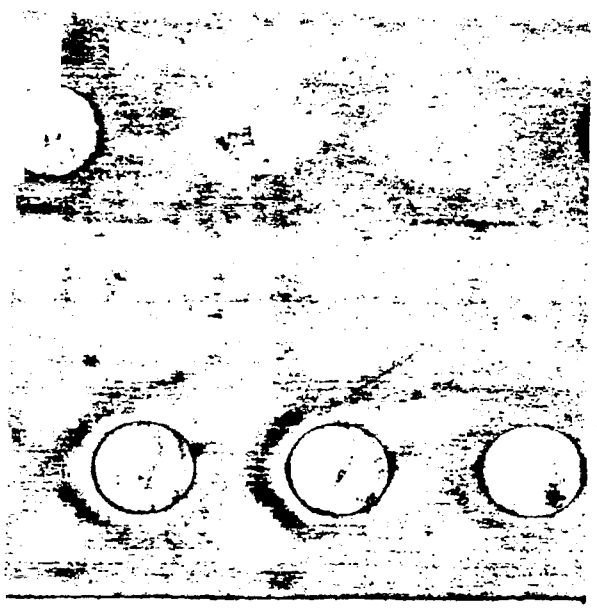
Said Lot No. 6 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 153→3/4 feet to an alley.

Being the same property conveyed to Mid→South Bank & Trust Co., Trustee under will of A. C. Mifflin, Jr. by deed from Joel E. Tomlin, Jr. and wife, Patricia F. Tomlin of record in Book 6583, page 901, Register's Office for Davidson County, Tennessee. Mid→South Bank & Trust Co. merged with Third National Bank by Merger Agreement dated July 16, 1991.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1993 taxes, which have been prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record; to any and all parties in possession and to any leases not of public record.

1954 09/03 0101 03CHECK 1219.50



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

RECEIVED OF _____

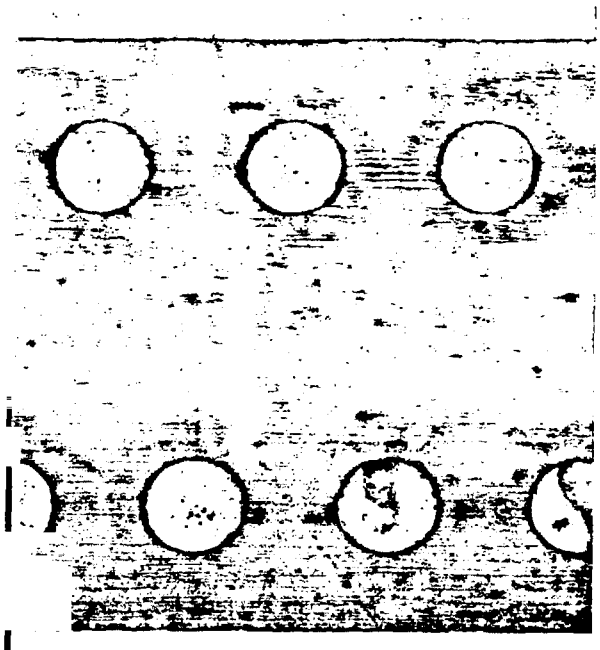
FOR _____

BOOK 9071 PAGE 333

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
325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 16.00
TOTAL 1219.50
CHECK 1219.50
09/03/93 01 15:34 0001 1954



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59786
IDENTIF. # REFERENCE

93 SEP -3 PM 3:35

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

No. 694418