36748

IDENTIF. & REFERENCE

BOOK 9305 PAGE 643

STATE OF TENNESSEE)
COUNTY OF)

94 APR -7 PM 1:23

DAVIDSON COUNTY, TN.

This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, TN. 37201

The actual consideration or value, whichever is greater, for this transfer is $ 83500.00

Affiant

Mail to:

Subscribed and sworn to before me, this the 30th day of March, 1994.

JACK CASE WILSON
ATTORNEY-AT-LAW
P. O. BOX 3451
BRENTWOOD, TN 37024-3451

Notary Public

My Commission Expires: 5/24/94

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
904 Ashmont Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Real Estate Financing, Inc.
P.O. Box 669
Montgomery, AL 36195
Field Book: 5DU 77774
Map: 162-9
Parcel: 159

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a National Banking Association (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto said HAROLD E. SEARCY AND WIFE FELICIA L. SEARCY, (hereinafter the "GRANTEE"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Taxes for 1994, a lien not yet due and payable.

2. Restrictive Covenants contained in an instrument of record in Book 7802, Page 491, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 868, said Register's Office.

4. Deed of Conveyance from AAA Realty Co. to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8614, Page 854, and Book 8614, Page 929, said Register's Office.

5. All other matters of record.

This is __improved property, known as 904 Ashmont Circle, Nashville, Tennessee 37211.

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, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 30th day of March, 1994.

GRANTOR:

THIRD NATIONAL BANK IN NASHVILLE,
A National Banking Association

BY: Steven D. Smith
TITLE: Asst. Vice President

BY:
TITLE: Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Patricia D. Eastes, of the State and County aforesaid, personally appeared Steven D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a National Banking Association, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the National Banking Association by himself as Assistant Vice President

Witness my hand and seal, at office in Nashville, this 30th day of March, 1994

Patricia D. Eastes
Notary Public

My Commission Expires: 9-21-96.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Patricia D. Eastes, of the State and County aforesaid, personally appeared Lynn H. Vandergriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a National Banking Association, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the National Banking Association by himself as Vice President.

Witness my hand and seal, at office in Nashville this 30th day of March, 1994

Patricia D. Eastes
Notary Public

My Commission Expires: 9-21-96.

Exhibit "A"

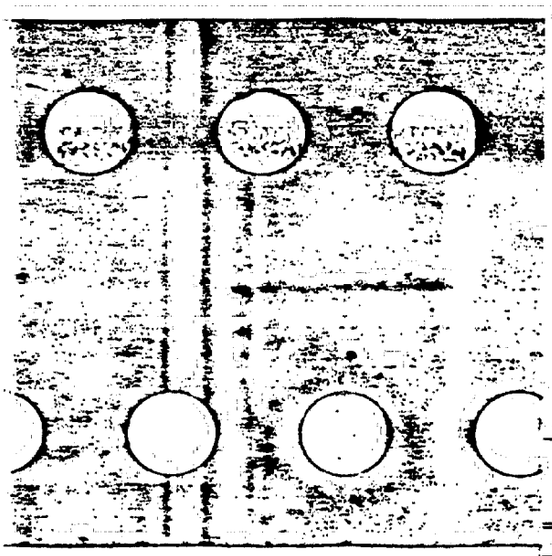
Being Lot 132, Section V, Hickory View, of record in Plat Book 6900, page 868, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

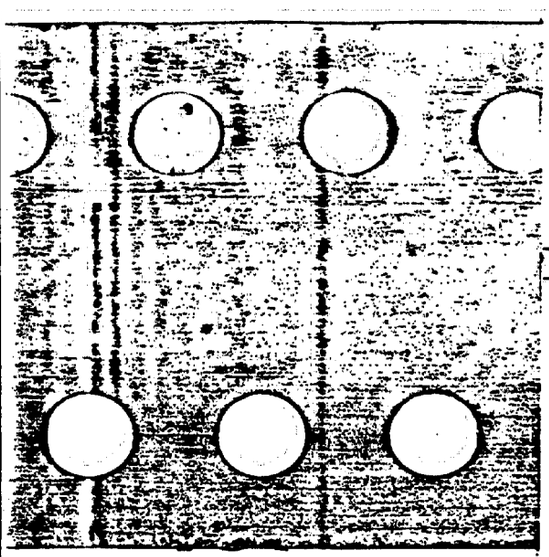
Being the same property conveyed to Third National Bank by deed of record in Book 8925 page 774, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7802 page 491 said Register's Office.

The Plan of record in Book 6900, page 868, Register's Office for Davidson County, Tennessee, shows an Owner's certificate, a 10 foot easement for public utility and drainage along the rear line(s) of said lot and 2.5 x 25 foot utility anchor easements located on each street corner.

1538 04/07 0101 03CHECK 321.95





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

RECEIVED OF _____

FOR _____

BOOK 9305 PAGE 646

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	83500.00
			CON TX	308.95
			PRFEE	1.00
			WDEED	12.00
			TOTAL	321.95
			CHECK	321.95
04/07/94	01		13:54 0001	1538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36748
IDENTIF. & REFERENCE

94 APR -7 PM 1:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 776779