47

BOOK 9340 PAGE 859

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value,
whichever is greater, for this transfer is $73,000.00.

X Jose A Neto
Affiant

Subscribed and sworn to before me,
this the 7th day of April, 1994.

Notary Public
My Commission Expires: 11/26/94

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

When recorded return to:

Law Offices of
William D. Castleman, P.C.
Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
5704 Ashmont Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
SAME

Field Book: 5DU 77779
Map: 162-9
Parcel: 164

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 Jose A. Neto, unmarried, (hereinafter the "GRANTEE"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section V, Hickory View, as shown on plat of record in Plat Book 6900, page 868, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Third National Bank in Nashville by deed from Lea W. Stouffer, Successor Trustee, of record in Book 8925, page 779, Register's Office for Davidson County, Tennessee.

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 of record in Book 7802, page 491, Register's Office for Davidson County, Tennessee.

3. Subject to all matters as shown on Plat Book 6900, page 868, said Register's Office.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

6. Title to that portion of the real property conveyed hereby lying within the bounds of any roads, streets, or highways.

7. Rights or claims by parties in possession.

8. Any and all other matters, including, without limitation, liens, easements, restrictions, claims, rights, rights of redemption, defects, encumbrances, adverse claims and other matters of record.

This is improved property, known as 5704 Ashmont Drive, 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 27th day of April, 1994.

GRANTOR:

THIRD NATIONAL BANK IN NASHVILLE

BY: _____
TITLE: Asst. Vice President

BY: _____
TITLE: Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, N Courtney Hollins, of the State and County aforesaid, personally appeared Steve 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 Asst Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Asst Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Asst Vice President

Witness my hand and seal, at office in Nashville TN, this 27th day of April, 1994.

N Courtney Hollins
Notary Public

My Commission Expires: Nov 20, 1996.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, N Courtney Hollins, of the State and County aforesaid, personally appeared Lynn H Vanderschuit, 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 TN, this 27th day of April, 1994.

N Courtney Hollins
Notary Public

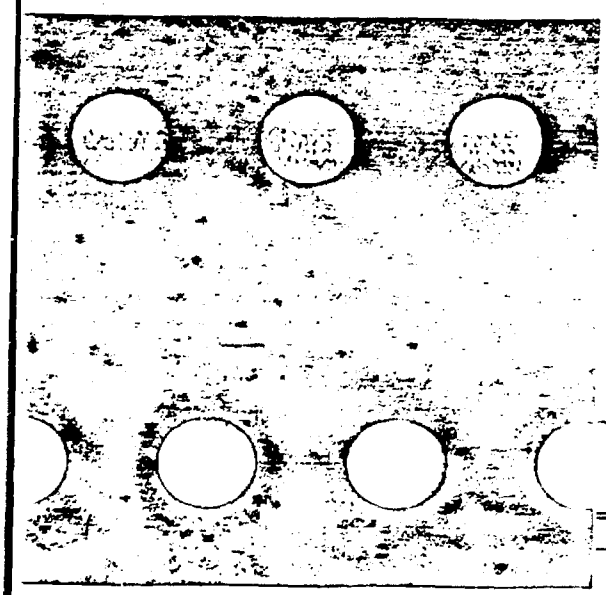
My Commission Expires: Nov 20, 1996

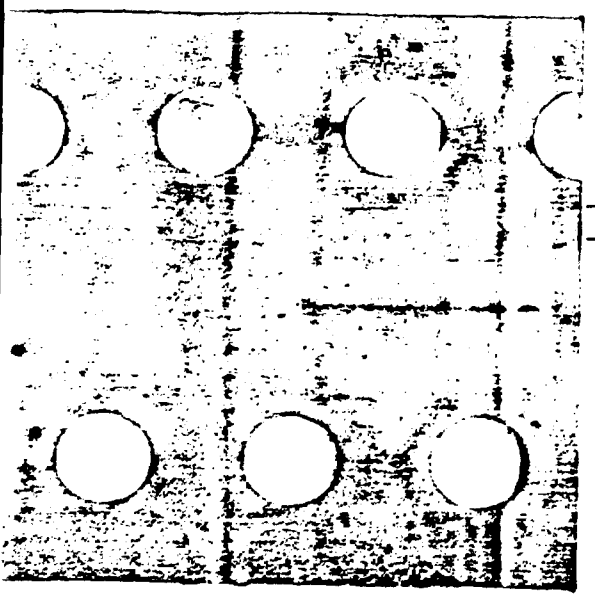
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4528 05/11 0101 03CHECK 279.10

94 MAY 11 AM 8:29
FELIX A. WINSTON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
48655





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

RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 852

| | | |
|---|---|---|
| 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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

05/11/94 01 08:29 0001 4528

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

48655
IDENTIF. & REFERENCE

94 MAY 11 AM 8:29

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

No. 789572