58468

BOX 5D-B

IDENTICAL REFERENCE

This Instrument prepared by:
Stokes & Bartholomew, P.A.
3310 West End Avenue
4th Floor
Nashville, Tennessee 37203

94 JUL -7 AM 10:30

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Sheryl D. Shaw	same	Map 104-09-G
2656 Pine Ridge Drive		Parcel 31 CO
Nashville, Tennessee 37207		

BOOK 9371 PAGE 97

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Union Planters National Bank, a national banking association, (formerly Fidelity Federal Bank, a Federal Savings Bank) hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Sheryl D. Shaw, an unmarried person, hereinafter referred to as the Grantee, her successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Pine Ridge, Section 2, of record in Book 6900, page 484, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank, by Deed from Craftech Homes, a Tennessee general partnership composed of Nelson C. Andrews, Carter Andrews and Frank Andrews, as of record in Book 8353, page 151, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

1. 1993 Property Taxes which are not yet due and payable.

2. All matters shown on the Plan of record in Book 6900, page 189, as amended in Book 6900, page 484, Register's Office for Davidson County, Tennessee;

3. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 7108, page 1, and Book 7396, page 837, said Register's Office;

4, Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 3984, page 723, said Register's Office.

5. Deed conveying common areas in Section One and Two, Pine Ridge Subdivision, to Pine Ridge Homeowners Association, of record in Book 7892, page 616, said Register's Office; and

6. Deed of conveyance to Metropolitan Governmant of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services, of record in Book 8006, page 926, and in Book 8006, page 946, said Register's Office.

This is improved property known as 2656 Pine Ridge Drive, Nashville, Davidson County, Tennessee 37207.

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 successors 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 successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 31st day of May, 1994.

Union Planters National Bank,
a national banking association

By: _____
Sean D. Hart
Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean D. Hart, with whom I am personally acquainted and who upon his oath acknowledged himself to be a Banking Officer of Union Planters Nationa Bank, a national banking association, the within named bargainor, and that he as such Banking Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the association by the said Sean D. Hart as Banking Officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this 31st day of May, 1994.

_____
Notary Public

My Commission Expires: 07/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 42,000.00 .

Affiant

Subscribed and sworn to before me this 31st day of May, 1994.

Notary Public

My Commission Expires: 07/27/96

3324 06/07 0101 03CHECK 168.40

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

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 100

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	42000.00
			CON TX	155.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	168.40
			CHECK	168.40
06/07/94	01		10:30 0001	3324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58468

IDENTIFICATION REFERENCE

94 JUN -7 AM 10:30

REGISTER
DAVIDSON COUNTY, TN.

No. 800093