41

SPECIAL WARRANTY DEED

FROM: Third National Bank in Nashville, Grantor

TO: John R. Broderick and wife, Lynn C. Broderick, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
83 Otterlain Nash TN 37215		158-4A-8
	(New Owner)	Field Book Numbers
		FH-25960

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety-five Thousand and No/100 Dollars ($95,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3 day of June, 1994.

Notary Public

My Commission Expires: January 24, 1998

FOR AND IN CONSIDERATION OF the sum of Ninety-five Thousand and No/100 Dollars ($95,000.00), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said John R. Broderick, and wife, Lynn C. Broderick, Grantees, their heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 109 on the revised Plan of Otter Wood, Section 1, as shown on the plan of record in Plat Book 6900, page 590, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Grantor by Trustee's Deeds from Julian L. Bibb, Trustee, of record in Book 8267, page 185 and Book 8267, page 194, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 109, Section 1 in Otterwood Subdivision in Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 2nd day of June, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: SVP

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared Glen Barton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by him self as Senior Vice President.

Witness my hand and seal, at Office in Nashville, this 3 day of June, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared Lynn Vandergriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President (or other officer authorized to execute the instrument) 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 him self as Vice President.

Witness my hand and seal, at Office in Nashville, this 3 day of June, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

EXHIBIT A

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions recorded in Book 7260, page 483 and Book 8762, page 199, and the Bylaws of record in Book 7260, page 505.

2. All matters as shown on the plan of record in Book 6900, page 590.

3. Transmission lines to the USA, recorded in Book 2248, page 618, Book 2271, page 196 and Book 2249, page 86.

4. Conveyance of sanitary sewers recorded in Book 7474, page 695, said Register's Office.

3512 06/07 0101 03CHECK 368.50

58664

IDENTIFICATION REFERENCE

94 JUN -7 PM 3:37

DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 847

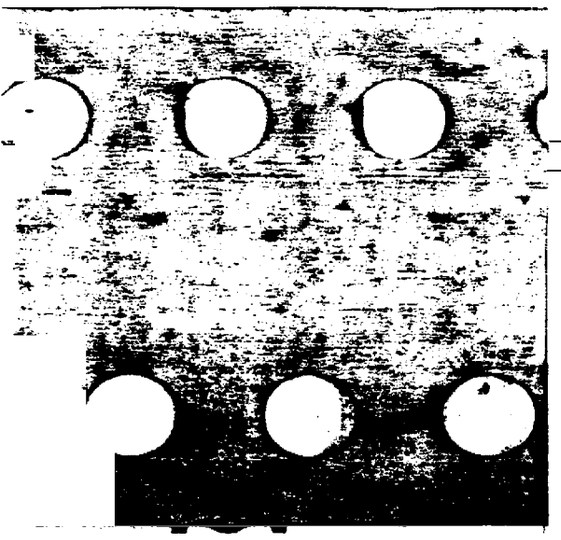
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	16.00
TOTAL	368.50
CHECK	368.50

06/07/94 01 15:38 0001 3522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



58664
IDENTIFICATION REFERENCE

94 JUN -7 PM 3:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 800290