Cox 50 (A)

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

BOOK 9378 PAGE 591

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| Frank Batson Homes, Inc.<br>120 Donelson Pike<br>Nashville, Tn 37214 | Same | Map 108-12B<br>Parcels 37, 94, 95, and 96 |

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, THIRD NATIONAL BANK IN NASHVILLE, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Frank Batson Homes, Inc. (the "Grantee"), Grantee's successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 180, 193, 194, and 195, on the Plan of Harborview, Section II, Phase 1A, of record in Book 6900, page 756, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being part of the same property conveyed to Third National Bank in Nashville, by deed from Tennsouth-Davis Properties, Ltd., a Tennessee limited partnership, of record in Book 8068, page 723, Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved property known as Lot No. 180, 3484 Harborwood Circle, Nashville, Tennessee 37214; Lot 193, 1344 Timber Valley Drive, Nashville, Tennessee 37214; Lot 194, 1340 Timber Valley Drive, Nashville, Tennessee 37214; and Lot 195, 1336 Timber Valley Drive, Nashville, Tennesee 37214.

TO HAVE AND TO HOLD the said tracts or parcels 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 27th day of May, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: Glen Bartsh

Its: SVP

By: Nina M Vowell

Its: AVP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia D Eastes, a Notary Public of said county and state, Glen Bartsh and Nina M. Vowell with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Sr. Vice President and Asst Vice President, respectively, of Third National Bank in Nashville, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 1994.

Patricia D Eastes
Notary Public

My Commission Expires: September 21, 1996

PATRICIA D EASTES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

1. Property taxes for 1994, a lien but not yet due and payable.

2. All matters shown on the Plan of record in Book 6900, page 756-758, as amended in Book 9096, pages 764, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, page 26, as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147, Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863, Seventh Amendment of record in Book 8297, page 380, all in the Register's Office for Davidson County, Tennessee.

4. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80, and Book 5856, page 84, Book 6147, page 886, and Book 6147, page 893, Register's Office for Davidson County, Tennessee.

5. Unrecorded easement for sanitary sewers dated June 19, 1980, and referred to in deed of record in Book 5658, page 984, said Register's Office.

6. Storm Water Detention Agreement of record in Book 7390, page 270, said Register's Office.

7. Unrecorded easements if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

8. Corporate Charter of Harborview at Cheswicke Homeowners' Association of record in Book 7522, page 339, amended in Book 8263, page 554, said Register's Office.

9. Conveyance of common area to Harborview at Cheswicke Homeowners' Association of record in Book 8297, page 376, said Register's Office.

10. Easement of record in Book 8068, page 723, said Register's Office.

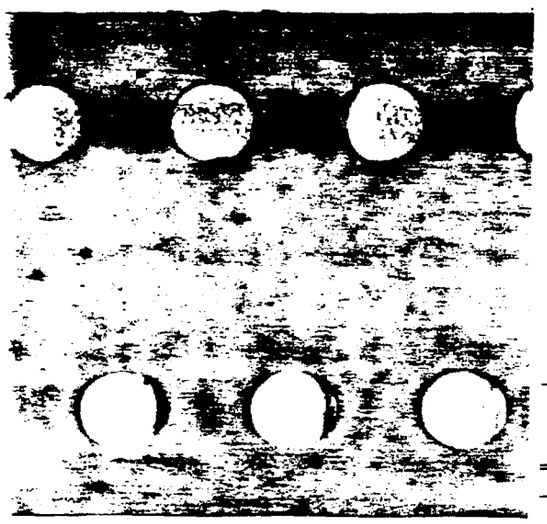
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 50,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 94
Deputy Register

94 JUN 15 AM 9:13

61082

IDENTIF. & REFERENCE

5:13 06/15 0101 03CHECK 198.00



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

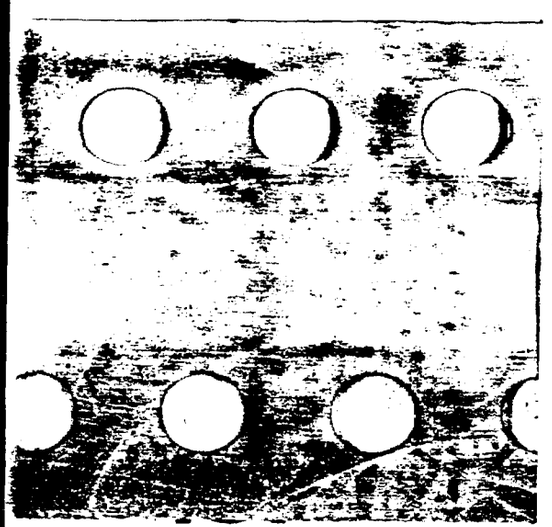
RECEIVED OF _____

FOR _____

BOOK 9378 PAGE 594

| | | |
|---|---|---|
| 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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

06/15/94 01 09:14 0001 6118

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

61082
IDENTIF. ↑ REFERENCE

94 JUN 15 AM 9:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 802862