41

SPECIAL WARRANTY DEED

FROM: THIRD NATIONAL BANK IN NASHVILLE, Grantor

TO: DAVID L. CROSS and wife, KATHY L. CROSS, 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
2012 Galbraith Dr Nashville TN 37215		158-4A-34
	(New Owner)	Field Book Numbers
		FH-25986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-five Thousand and No/100 Dollars ($85,000.00).

Kathryn L Cross
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28 day of June, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 27, 1998

FOR AND IN CONSIDERATION OF the sum of Eighty-five Thousand and No/100 Dollars ($85,000.00), 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 David L. Cross, and wife, Kathy L. Cross, 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. 72 on the Plan of Otter Wood, Section 2, Revised, as shown on the plan of record in Book 6900, pages 598-602, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Grantor by Trustee's Deed 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 72, Section II 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 our hands this 29 day of June, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: _____

By: _____

Title: SVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Flynn 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 (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 himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 29 day of June, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa Jackson, a Notary Public of said County and State, personally appeared Glen Bartosh, 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 himself as Senior Vice President.

Witness my hand and seal, at Office in Nashville, this 29 day of June, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

EXHIBIT A

1. 1994 taxes constitute a lien, but are not due and payable.

2. All matters shown on Plat recorded in Book 6900, pages 598-602.

3. Restrictions as contained in Book 7260, page 483, as amended in Book 8762, page 199.

4. Agreement of record in Book 7152, page 750.

5. Bylaws of Otterwood Homeowner's Association, Inc., of record in Book 7260, page 505.

6. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 7474, page 695.

7. Easement(s) to United States of America, as set forth in instrument recorded in Book 2248, page 618, Book 2271, page 196 and Book 2249, page 86.

66596
IDENTIF. & REFERENCE

94 JUN 30 PM 3:08

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

21.46 06/30 0101 03CHECK 331.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9393 PAGE 953

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 16.00
TOTAL 331.50
CHECK 331.50

06/30/94 01 15:09 0001 2146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66596
IDENTIFICATION REFERENCE

94 JUN 30 PM 3:08

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

No. 808810