76320

IDENTIF. & REFERENCE

50A

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

BOOK 9422 PAGE 145

94 JUL 29 PM 3:58

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Jeffery L. Carlson Judy L. Carlson 217 Walking Horse Hill Nashville, Tennessee 37211	Same	Map 172-8B Parcel 60

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 Jeffery L. Carlson and wife, Judy L. Carlson, (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Bridle Downs, Phase II, of record in Book 7900, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Third National Bank in Nashville, a national banking association, by deed of record in Book 8189, page 757, 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 in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is unimproved property known as Lot #60, Bridle Downs, Phase II, Nashville, Tennessee;

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, and Grantees' heirs and assigns forever.

And Grantor does covenant and bind itself, and its heirs and assigns, to warrant specially and forever defend the title to the Property to the said Grantees, Grantees' successors and assigns,

against the lawful claims arising 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 29th day of July, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Its: Vice President

By: _____

Its: Asst Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public of said county and state, Lynn Underhill, and Steve O Smith, 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 Vice President and Assistant Vice President, respectively, of Third National Bank in Nashville, the maker or a constituent of the maker and are 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 29th day of July, 1994.

Darlene T. Marsh
Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $11,900.00.

Jeffery L Carlson
Affiant

Subscribed and sworn to before me this 29th day of July, 1994.

Darlene T. Marsh
Notary Public

My Commission Expires:
5/28/95

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE DARLENE T. MARSH

EXHIBIT "A"

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

2. Storm water detention agreement of record in Book 7266, page 813, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6900, pages 701-703, and Book 7900, page 241, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in an instrument of record in Book 7448, page 772, Register's Office for Davidson County, Tennessee.

5. Conveyance of a Sanitary Sewer to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services, recorded March 21, 1989, in Book 7797, page 477, Register's Office for Davidson County, Tennessee.

6. Conveyance of a Sanitary Sewer to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services, recorded March 21, 1989, in Book 7797, page 485, Register's Office for Davidson County, Tennessee.

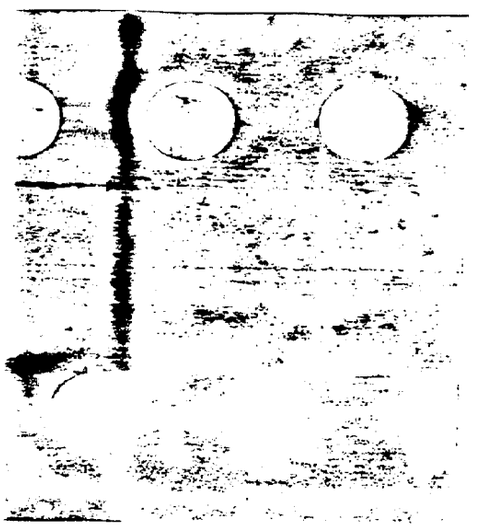
7. A Plan Unit Development Boundary Plat recorded in Book 6900, page 545, Register's Office for Davidson County, Tennessee.

8. Surveyor's Certificate of Correction of record in Book 8169, page 240, in said Register's Office.

9. All matters shown on the Lot Survey dated July 25, 1994, by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, 700 Craighead Street, Suite 305, Nashville, Tennessee 37204, and Surveyor's Inspection Report dated July 27, 1994.

2584 07/29 0101 03CHECK 61.03





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

RECEIVED OF _____

FOR _____

BOOK 9422 PAGE 149

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 11900.00
				CON TX 44.03
				PRFEE 1.00
				WDEED 16.00
				TOTAL 61.03
				CHECK 61.03
07/29/94	01			15:58 0001 2584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76320
IDENTIF. ↑ REFERENCE

94 JUL 29 PM 3:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 819130