93636

IDENTIF. & REFERENCE

Boi 50 A
DTM

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

BOOK 9473 PAGE 531

94 SEP 23 PM 1:23

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Raymond Burton, et ux, Krystal Burton 1816 Champions Drive Nashville, Tennessee 37211	Same	Map 172-8B Parcel 61

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 Raymond Burton and wife, Krystal Burton, (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. 61, 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 #61, 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 23rd day of September, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Its: V.P.

By: _____

Its: Vice Pres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SANDRA B. BLUMEN, a Notary Public of said county and state, LYNN H VANDERGRIFF, and Joe R. SADLER, 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 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 23rd day of September, 1994.

Sandra B. Blumen
Notary Public

My Commission Expires: March 23, 1996

SANDRA B. BLUMEN NOTARY PUBLIC DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,750.00.

Affiant

Subscribed and sworn to before me this 23rd day of September, 1994.

Sandra B Blumen
Notary Public

My Commission Expires:
March 23, 1996

SANDRA B. BLUMEN NOTARY PUBLIC DAVIDSON CO., TENN.

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. Plans 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, as amended by instrument of record in Book 8814, page 631, said Register's Office.

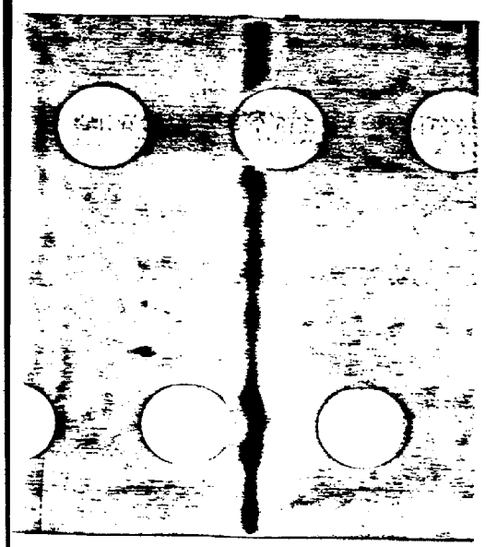
5. Conveyance of a Sanitary Sewer to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services, recorded March 21, 1989, in Book 7797, page 477, Register's Office for Davidson County, Tennessee.

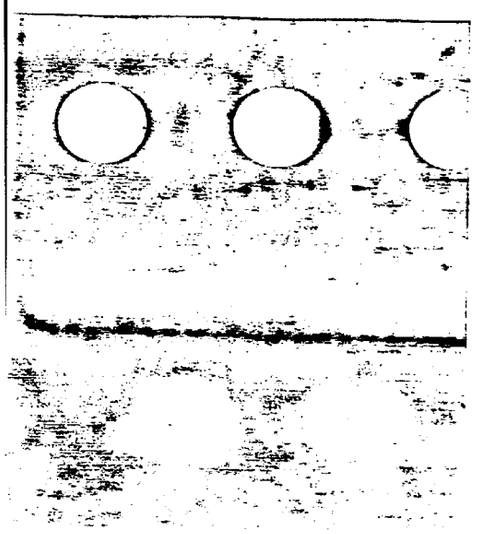
6. Conveyance of a Sanitary Sewer to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services, recorded March 21, 1989, in Book 7797, page 485, Register's Office for Davidson County, Tennessee.

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.

1412 09/23 0101 03CHECK 52.59





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

RECEIVED OF _____

FOR _____

BOOK 9473 PAGE 534

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 10750.00
CON TX 39.59
PRFEE 1.00
WDEED 12.00
TOTAL 52.59
CHECK 52.59

09/23/94 01 13:21 0001 1412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93636
IDENTIF. # REFERENCE

94 SEP 23 PM 1:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 837698