BOOK 9486 PG 86

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: July 27, 1996

LINDA S. HARRIS NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Irene Campbell (NAME)	Southeatern Mortgage of (NAME)	147-16-0-A
129 McMurray Circle (ADDRESS)	565 Marriott Drive, S-250 (ADDRESS)	029CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	06DU

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Third National Bank, Co-Trustee and Anna Catherine Grace, Co-Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Irene Campbell, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 29, a Planned Unit Development Site, located on McMurray Drive, Nashville, Tennessee, as shown on the plan recorded in Book 6250, page 230 and amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Third National Bank and Anna Catherine Grace, Co-Trustee under agreement with Anna Catherine Grace Truste Agreement of record in Book 8522, page 607, said Register's Office; by deed from James R. Arnette and wife, Carla B. Arnette of record in Book 8181, page 885, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6446, page 539, Book 6481, page 849, Book 8631, page 850, Book 8631, page 850 and in Book 7338, page 23, said Register's Office.

*every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. Grantee acknowledges that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past or future, of, as to, concerning or with respect to (a) the value, nature, quality or condition of the property, including, without limitation, the water, soil and geology, (b) the income to be derived from the property, (c) the suitability of the property for any and all activities and uses which grantee may conduct thereon, (d) the compliance of or by the property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body,

(cont'd)

unimproved ( )
This is improved (X) property, known as 129 McMurray Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against [illegible]* Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of September, 19 94

David P. Rogers Assistant Vice President and Trust Real Estate Officer
Third National Bank, Co-Trustee

Anna Catherine Grace
Anna Catherine Grace, Co-Trustee

Patricia Mansfield Vice President
Attest the signature of David P. Rogers signature for Third National Bank as Assistant Vice President and Trust Real Estate Officer

BOOK 9486 PG 87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~[illegible]~~ Anna Catherine Grace, Co-Trustee, under agreement with Anna Catherine Grace

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of September 19 94.

Commission expires July 27, 1996

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David P. Rogers and Patricia S. Campbell with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Asst. Vice President & Trust Real Estate Officer and Vice President respectively of the Third National Bank, Co-Trustee the within named bargainor, and corporation, and that they as such Asst. Vice President & Trust Real Estate Officer and Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David P. Rogers as such Asst.V.P. & Trust Real * , and attesting the same by the said Patricia S. Campbell as such Vice President . *Estate Officer

Witness my hand and official seal at office at Brentwood, Tennessee on this the 16th day of September 19 94 .

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires ~~My Commission Expires JULY 27, 1996~~

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

(cont'd)

(e) habitability, merchantibility, marketability, profitability or fitness for a particular purpose of the property, (f) the manner or quality of the construction or materials, if any, incorporated into the property, (g) the manner, quality, state of repair or lack of repair of the property, or (h) any other matter, with respect to the property, and specifically, that grantor has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land laws, rules, regulations, orders or requirements, including the disposal or existence, in or on the property, of any hazardous materials or substances as defined in the purchase and sale agreement pursuant to which this deed is delivered, or as otherwise defined by law, except the warranty of title expressly set forth herein. Grantee further acknowledges that to the maximum extent permitted by law, the sale of the property is made on an "as is" condition and basis with all faults.

94 OCT -6 AM 8:41
FELIX A. ESTES, REGISTER
DAVIDSON COUNTY, TN.

3427 20/26 0101 03CHECK

IDENTIF. REFERENCE

97111

231.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9486 PG 88

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0050 0001 5427

97411

IDENTIF. & REFERENCE

94 OCT -6 AM 8:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 841658