411

9547 PG 883

SPECIAL WARRANTY DEED

FROM:	Third National Bank in Nashville, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday 424 Church Street, 18th Floor Third National Financial Center Nashville, Tennessee 37219
TO:	Rochford Realty and Construction Co., Inc. Grantee	

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
2200 Abbott Martin Road Nashville, TN 37215	Same	104-14G-79 (Lot 74) 104-14G-78 (Lot 75)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty Seven Thousand Eighty Four Dollars ($157,084.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of December, 1994.

Notary Public

My Commission Expires: 11-20-96

FOR AND IN CONSIDERATION OF the sum of One Hundred Fifty Seven Thousand Eighty Four Dollars ($157,084.00), 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 Rochford Realty and Construction Co., Inc., Grantee, its heirs, successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lots No. 74 and 75 on the Revised Final Plan of Whitworth, Phase 01, of record in Plat Book 7900, pages 140 through 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Third National Bank by deed from RCC Associates, L.P., a Delaware limited partnership, of record in Book 8236, page 176, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lots 74 and 75 in Whitworth 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 my hand this 15th day of December, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: V. P.

By: _____

Title: Asst. Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared Lynn Vanderwolf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be V.P. (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 V.P. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as V.P.

Witness my hand and seal, at Office in Nashville, this 15 day of December, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa K. Jackson, a Notary Public of said County and State, personally appeared Steven D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be A.V.P. (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 A.V.P. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as A.V.P.

Witness my hand and seal, at Office in Nashville, this 15 day of December, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

94 DEC 16 PM 12:12
REGISTER
DAVIDSON COUNTY, TN.

17855
IDENTIF. & REFERENCE

EXHIBIT A

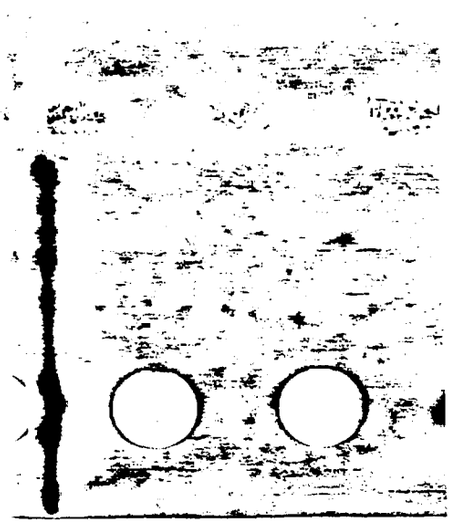
1. All matters as shown on the plan of Whitworth, of record in Book 7900, pages 140-144, and Book 6900, page 838, said Register's Office.

2. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

3. Easement for watermains and appurtenances of record in Book 7868, page 959, said Register's Office.

4. Sewer easement of record in Book 3467, page 194, Book 3467, page 204 and in Book 3505, page 338, said Register's Office.

3802 12/16 0101 03CHECK 598.21





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

RECEIVED OF _____

FOR _____

BOOK 9547 PG 887

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 157084.00
CON TX 581.21
PRFEE 1.00
~~TDEED 16.00~~
~~TOTAL 598.21~~
CHECK 598.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/94 01 12:13 0001 3802

17855
IDENTIF. & REFERENCE

94 DEC 16 PM 12:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863752