BOOK 9634 PG 98

35

FROM: Charles Mark Carver and wife, Pamela H. Carver

TO: Victoria Janson

THIS INSTRUMENT PREPARED BY:
C. MARK CARVER, ESQ.
FARRIS WARFIELD & KANADAY
SUITE 1900
424 CHURCH STREET
NASHVILLE, TN 37219

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| Address New Owner: | Send Tax Bills To: | Map -- Tax Parcel No. |
|---|---|---|
| | FIRST TENNESSEE BANK, N.A. | |
| Victoria Janson | SAME | 82-16 |
| 937 RUSSELL STREET #205 | 5100 Poplar Avenue, Suite 1700 | Parcel 428 |
| NASHVILLE, TN 37206 | Memphis, TN 38137 | |

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,500.00.

Victoria Janson
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1995.

Notary Public

My Comm. Expires: 11/22/97

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Seventy-Eight Thousand Five Hundred Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES MARK CARVER and wife, PAMELA H. CARVER (hereinafter collectively called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto VICTORIA JANSON (hereinafter called the "GRANTEE"), GRANTEE's heirs, successors and assigns, all of GRANTOR's interest in a certain tract or parcel of land in Davidson County, State of

IDENTIFICATION REFERENCE 47620

Tennessee, described on Exhibit A attached hereto and incorporated herein subject to the permitted exceptions set forth in said Exhibit A.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, GRANTEE's heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed effective as of the 31st day of March, 1995.

**GRANTOR:**

**CHARLES MARK CARVER and wife, PAMELA H. CARVER**

Charles Mark Carver

**Charles Mark Carver**

Pamela H. Carver

**Pamela H. Carver**

307.45

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, _____, a Notary Public of said County and State, CHARLES MARK CARVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of March, 1995.

_____
Notary Public

My Commission Expires: 11/22/98

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, _____, a Notary Public of said County and State, PAMELA H. CARVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of March, 1995.

_____
Notary Public

My Commission Expires: 11/22/98

## EXHIBIT A

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 205 of Russell Street Commons II Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6928, page 645, and amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to said Master Deed, of record in Book 7049, page 202, said Register's Office. Reference is hereby made to the Plat of Russell Street Commons II, of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office, for a more complete identification and description of said Unit. Said Russell Street Commons II also being shown as Lot No. 2 on the Plat of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Charles Mark Carver by deed from Aeby Construction Corporation, a Tennessee corporation, of record in Book 7052, page 513, Register's Office for Davidson County, Tennessee. Charles Mark Carver subsequently married Pamela H. Carver.

## PERMITTED EXCEPTIONS

1. Davidson County Taxes for 1995, a lien but not yet due and payable.

2. Terms and conditions of unrecorded Lease Agreement dated August 7, 1993 between Seller and Scott Simmons and Jan Williams.

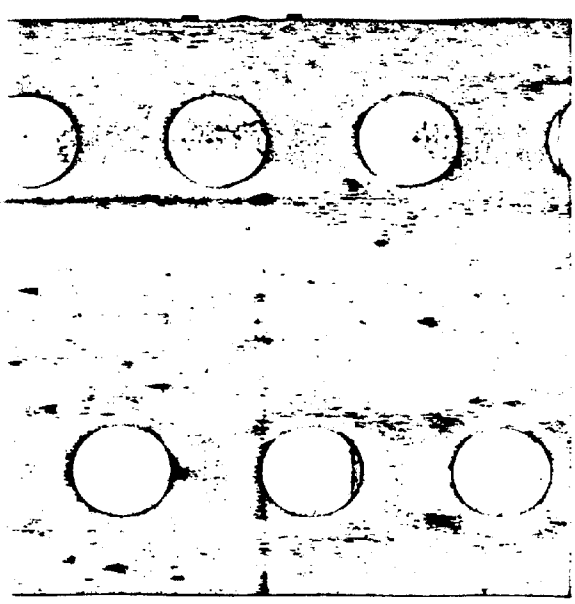
3. Terms, conditions, easements, rights and liens as set forth in a Master Deed for Russell Street Commons I Condominium, and the By-laws appended thereto, of record in Book 6928, page 645, and amended in Book 7049, page 202, Register's Office for Davidson County, Tennessee.

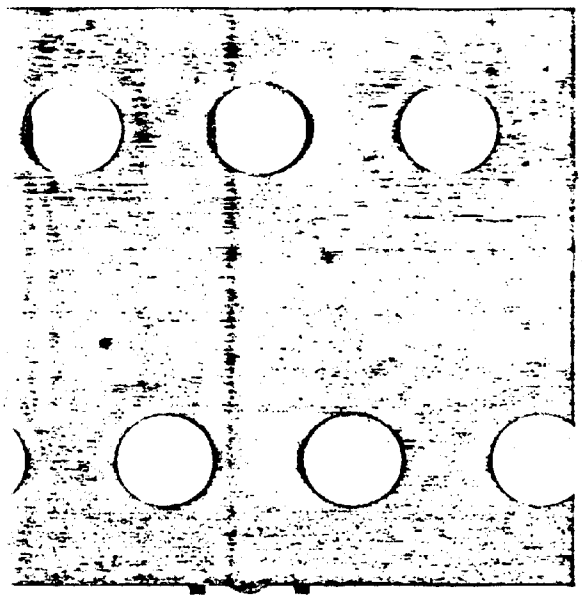
4. All matters shown on the Plat of Russell Street Commons II, of record in Book 6900, page 89, as corrected in Book 7049, page 201, said Register's Office.

5. All matters shown on the Plat of Aeby Subdivision III, of record in Book 6250, page 574, said Register's Office.

6. Charter of Russell Street Commons I Homeowners Association, of record in Book 6928, page 697, as amended in Book 7049, page 202, said Register's Office.

7. Any other matters of public record.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9634 PG 102

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

AMT 78500.00
CON TX 290.45
PRFEE 1.00
MDEED 16.00
TOTAL 307.45
CHECK 307.45

04/03/95 01 10:14 0001 6577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47620
IDENTIF. & REFERENCE

95 APR -3 AM 10: 15

DAVIDSON COUNTY, TN.

**No.** 896109