54974

IDENTIF. & REFERENCE

BOOK 9655 PG 256

This instrument was
Prepared By:
Gary B. Fisher, Attorney
2711 Murfreesboro Road #200
Antioch, TN 37013

95 APR 26 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1995

notary public

commission expires 10-8-95

SPECIAL WARRANTY DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel**
Frank Jones	OWNER	135 11B 06
212 Long Hunter Circle		
Nashville, TN 37217		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Allen Earps Builders, Inc. HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Jones HEREINAFTER CALLED TO GRANTEE(S), THEIR HEIRS AND 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 Unit No. 212, of Nashboro Village Seventeen Condominiums, together with the appurtenant undivided interest in the common elements of said condominiums units, as shown on the Plan of Part of Tract 17, Revised, Nashboro Village, of record in Book 5200, Page 320, Register's Office for Davidson County, Tennessee, as described more particularly in the Master Deed of Nashboro Village Seventeen Condominiums of record in Book 5722, Page 568, said Register's Office, as amended by Amendment #1 of record in Book 5725, Page 991, said Register's Office, Amendment #2 of record in Book 5848, Page 456, said Register's Office Amendment Number Three of record in Book 6212, Page 689, said Register's Office, Fourth Amendment of record in Book 6583, Page 818, said Register's Office, Amendment Number Five of record in Book 6635, Page 958, said Register's Office and Amendment Number Six of Record in Book 6689, Page 168, said Register's Office.

Being part of the same property conveyed to Allen Earps Builders, Inc. by deed of record in Book 9183, Page 123, Register's Office for Davidson County, Tennesssee.

This is improved property, known as
212 Long Hunter Circle, Nashville, TN 37217

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well a all improvements located thereon. Except as specifcially set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis. An GRANTOR does further convenant and bind itself, its assigns, successors and respresentatives to warranty and foever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Whenever 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 my hand(s) this 1st day of March, 1995

ALLEN EARPS BUILDERS, INC.

BY: Allen Earps

Allen Earps, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

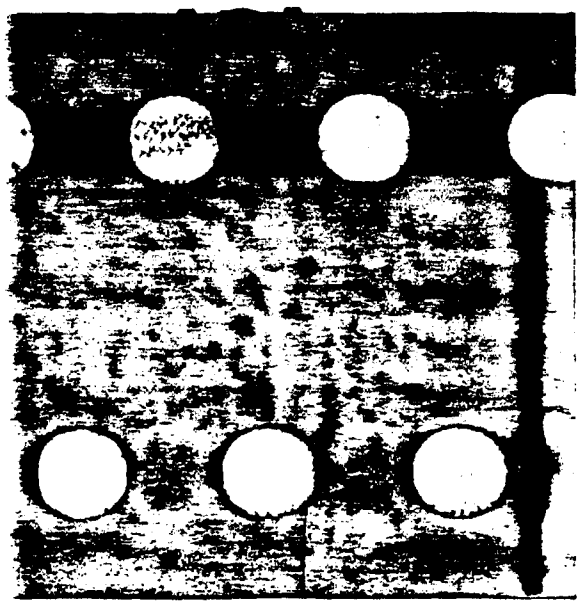
Before me, **the undersigned,** a Notary Public within and for the State and County, aforesaid, personally appeared ALLEN EARPS with whom I am personally acquainted and who upon his oath acknowledge himself to be the President respectively of the Allen Earps Builders, Inc. the within named bargainor, and corporation, and that he as such 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 Allen Earps as such President.

Witness my hand and official seal at office at Antioch, Tennessee, on this the 1st day, of March, 1995.

notary public

commission expires: 11-9-95

4644 04/23 0101 03CHECK 197.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

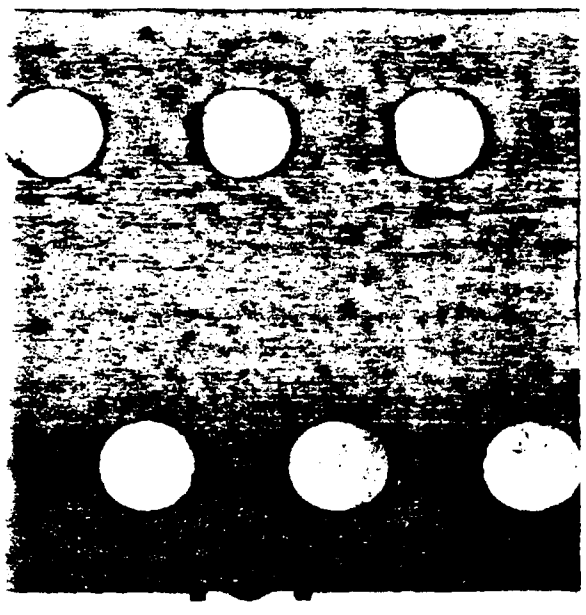
RECEIVED OF _____

FOR _____

BOOK 9655PG258

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 51000.00
CON TX 188.70
PRFEE 1.00
MDEED 8.00
TOTAL 197.70
CHECK 197.70
04/26/95 01 13:40 0001 4644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54974
IDENTIF. ↑ REFERENCE

95 APR 26 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904090