THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9664 PG 529

# SPECIAL WARRANTY DEED

**Name and Address of New Owner:**
**The Villages of Mt. Juliet, Inc.**
221 Deer Park Drive
Nashville TN 37205

**Send Tax Bills To:**
**New Owner**

| **Street Address of Subject Property:** | **Map-Parcel No:** |
|---|---|
| | **156-01-0-A-001** |
| **156-01-0-A-006** | **156-01-0-A-005** |

**FOR AND IN CONSIDERATION** of the sum of Twenty Five Thousand Five Hundred Dollars and no/100 ($25,500.00), the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **THE VILLAGES OF MT. JULIET, INC.** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 1, 5 & 6 on the plan of Revised Amber Hills Subdivision of record in Book 7900, Page 377, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed of record in Book 8244, Page 471, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1995 Metropolitan taxes are a lien not yet due and payable.

2. Declaration of Covenants, Conditions, and Restrictions of record in Book 8535, Page 775, Register's Office for Davidson County, Tennessee.

3. The Plan of Revised Amber Hills Subdivision of record in Book 7900, Page 377, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements, and rights of way for public utilities applicable to the lot in question.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor.

**IN WITNESS WHEREOF,** the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 28th day of April, 1995.

**First Tennessee Bank National Association**

**BY:** Dianne C. Porter VP

**STATE OF TENNESSEE ]**
**COUNTY OF WILLIAMSON ]**

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Dianne C. Porter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged her self to be the Vice President of First Tennessee Bank National Association, the within named bargainor, and that as such V.P., being authorized so to do, executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and official seal at Franklin, Tennessee, this 28th day of April, 1995.

NOTARY PUBLIC
My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

**STATE OF TENNESSEE ]**
**COUNTY OF** Davidson **]**

The actual consideration or value whichever is greater for this transfer is $25,500.00.

R. Dolly Smith
Affiant

ARTHUR CRAGG NOTARY PUBLIC STATE OF TENNESSEE AT LARGE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of April, 1995.

NOTARY PUBLIC
My commission expires: 1-27-96

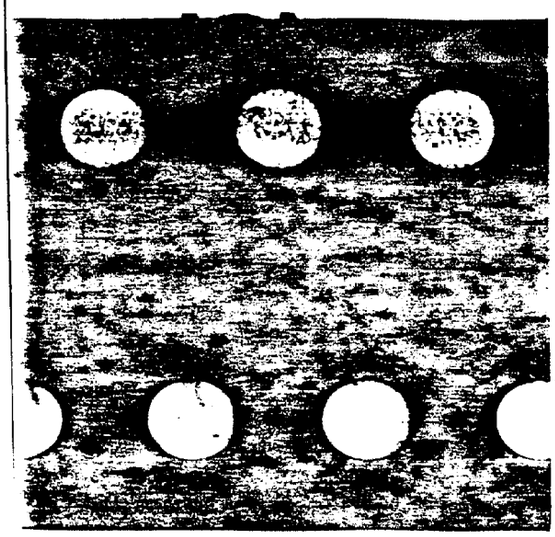
\ftb\villages.ded



95 MAY -4 PM 3:16
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

7814 05/04 0101 03C-RECK 103.35

57907
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9664 PG 531

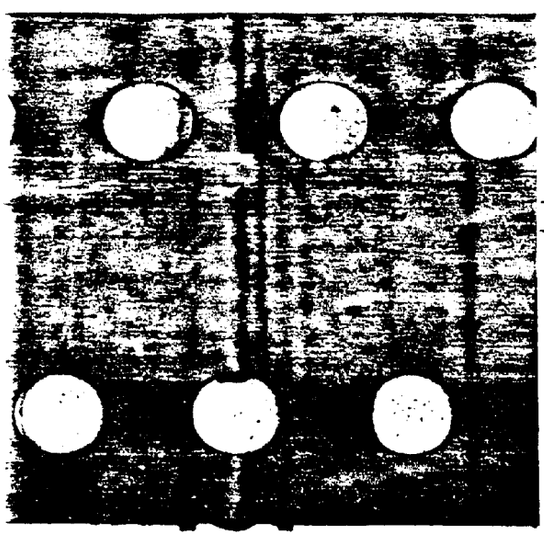
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| DAMT | 25500.00 |
| CON TX | 94.35 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 103.35 |
| CHECK | 103.35 |

05/04/95 01 15:22 0001 7814

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



57907
IDENTIF. ↑ REFERENCE

95 MAY -4 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 907229