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THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $301,000.00. David B Ewton Affiant Subscribed and sworn to before me, this 27th day of July, 1995. Julia C. Hunt Notary Public My Commission Expires: 7-26-97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
David B. Ewton and wife, Jean B. Ewton 3908 Kimpalong Avenue Nashville, TN 37205	[redacted] [redacted] [redacted] New Owner	103-16-072 7DA 03230

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THIRD NATIONAL BANK, TRUSTEE UNDER AGREEMENT FOR DEBORAH FRIST ELLER,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID B. EWTON AND WIFE, JEAN B. EWTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Kimpalong Place, as of record in Book 547, page 18, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the northerly side of Kimpalong Road, and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Third National Bank, Trustee under agreement for Deborah Frist Eller, by deed from Josephine Lyles Waggoner, unmarried, of record in Book 9472, page 428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4058, page 838, Register's Office for Davidson County, Tennessee.

3. Restrictive covenant contained in deed of record in Book 691, page 65, Register's Office for said County.

4. Matters shown on the Plan of record in Book 547, page 18, Register's Office for said County.

This is improved property known as 3908 Kimpalong Avenue, Nashville, TN 37205.

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 the Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by or through the Grantor, but not otherwise.

WITNESS my hand this 27th day of July, 1995.

THIRD NATIONAL BANK, TRUSTEE UNDER AGREEMENT FOR DEBORAH FRIST ELLER

By: Karen B. Sadler
Karen B. Sadler, Trust Real Estate Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen B. Sadler**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trust Real Estate Officer** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of July, 1995.

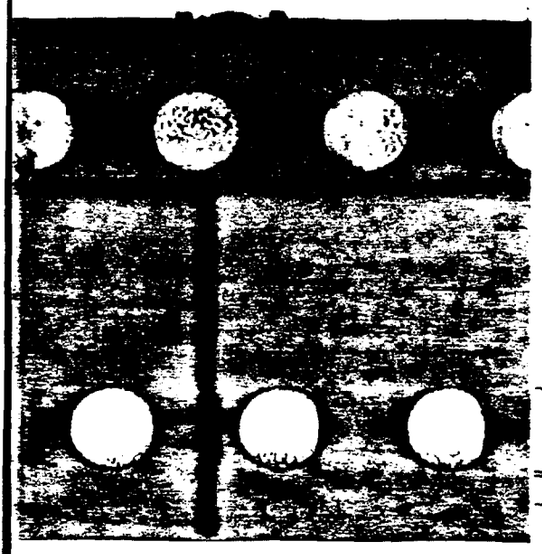
Julia C. Hunt
Notary Public

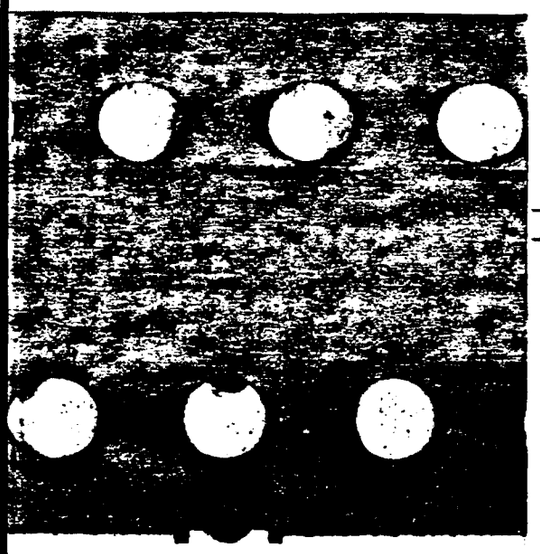
My Commission Expires: 7-26-97

95 JUL 31 PM 2:07
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0084073

5576 07/31 0101 03CHECK 1122.70





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

RECEIVED OF _____

FOR _____

BOOK 9745 PG 506

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
301000.00
CON TX 1113.70
PRFEE 1.00
WDEED 8.00
TOTAL 1122.70
CHECK 1122.70
07/31/95 01 14:07 0001 6596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00084073
IDENTIF. ↑ REFERENCE

95 JUL 31 PM 2:07
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 935642