2

BOOK 9946 PG 216

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

# SPECIAL WARRANTY DEED

| : Address New Owner(s) | :Send Tax Bills To | :Map-Parcel Number(s) |
|---|---|---|
| : David P. Arsenault | Century Mortgage Corp. | 75-7-202 |
| : 105 Rachels Trail Court | Two International Drive | |
| : Hermitage, TN 37217 | Suite 507 | |
| | Nashville, TN 37217 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN NO/100THS DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STATE STREET BANK AND TRUST COMPANY,Grantor), has this day bargained and sold and hereby transfers and conveys to DAVID P. ARSENAULT AND WIFE, SARRINA V. ARSENAULT, (Grantee), certain real property in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to taxes for the year 1996 and subsequent years.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns, forever.

This is improved property known as 105 Rachels Trail Court, Hermitage, TN 37217.

Grantor covenants and binds itself and its successors and representatives to warranty specially and defend forever the title to said property to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (excluding those arising out of matters expressly set forth therein), but not further or otherwise.

Without limiting the foregoing, Grantor by its execution hereof and Grantee by its acceptance hereof acknowledge and agree that the consideration paid for this conveyance is net of all taxes, assessments, liens, charges and other expenses relating to this property other than property taxes for 1994 and prior years, which have been or will be paid by Grantor; accordingly, such items have not been prorated and this conveyance is subject to all such items in their entirety.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 6TH day of February, 1996.

STATE STREET BANK AND TRUST COMPANY
AS TRUSTEE

BY: Bernard J. Smith
BERNARD J. SMITH

ITS: VICE PRESIDENT

96 FEB 13 AM 9:49
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

01499927
IDENTIF. & REFERENCE

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BERNARD J. SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself/herself to be the VICE PRESIDNET of the said corporation

the within named bargainor, a corporation, and that he/she as such VICE PRESIDNET being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said BERNARD J. SMITH as such VICE PRESIDNET.

Witness my hand and official seal at office at ELKINS PARK on this the 6th day of February, 1996.

Notarial Seal
Delphine M. Trotter, Notary Public
Cheltenham Twp., Montgomery County
My Commission Expires July 29, 1999
Member, Pennsylvania Association of Notaries

Delphine M. Trotter
Notary Public

My Commission expires: July 29, 1999

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

The actual consideration for this transfer or value of property (whichever is greater) is $56,000.00.

Bernard J. Smith
Affiant : BERNARD J. SMITH VICE PRESIDENT

Subscribed and sworn to before me, this 6TH day of February, 1996.

Notarial Seal
Delphine M. Trotter, Notary Public
Cheltenham Twp., Montgomery County
My Commission Expires July 29, 1999
Member, Pennsylvania Association of Notaries

Delphine M. Trotter
Notary Public

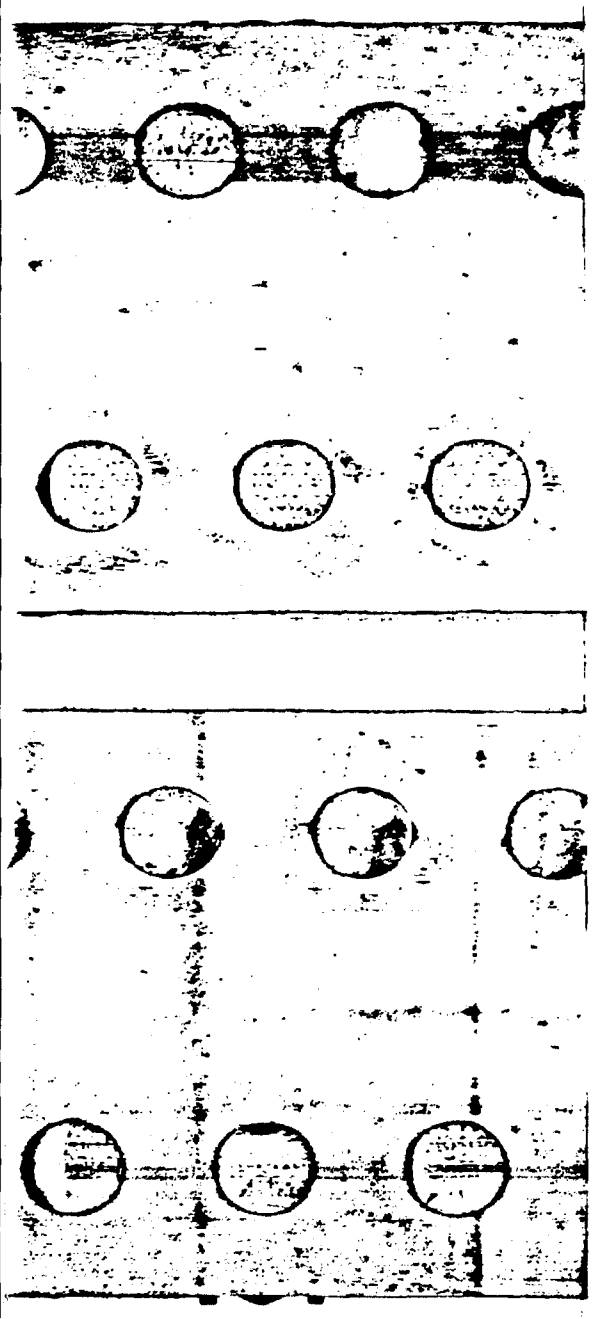
My commission expires: July 29, 1999

Exhibit A

Land in Davidson County, TN, BEING Lot No. 27A on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, and 48, of record in Book 5200, pages 623-625, amended in Book 6231, page 64 and Book 6250, page 540, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to State Street Bank and Trust Company, as Trustee by GMAC Mortgage Corporation of PA, successor by merger to GMAC Mortgage Corporation of Iowa, by deed from Arnold M. Weiss, as Substitute Trustee, of record in Book 9667, Page 793, Register's Office for Davidson County, TN.

7503 02/13 0101 03CHECK 220.20



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

RECEIVED OF _____

FOR _____

BOOK 9946 PG 219

| | | |
|---|---|---|
| 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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 12.00
TOTAL 220.20
CHECK 220.20

02/13/96 01 09:50 0001 7503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149927
IDENTIF. # REFERENCE

96 FEB 13 AM 9:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1005702