THIS INSTRUMENT PREPARED BY:
Mail to → John J. Archer, Atty., 300 James Robertson Pky., Nashville, TN 37201-1192

This transfer is exempt from recording tax under authority of T.C.A. § 67-4-409(a)(3)(E) and (b)(1).

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL ID
John J. Archer	Same	Map 130-7
706 Westview Ave.		Par 51
Nashville, TN 37205		

SPECIAL WARRANTY DEED

For the purpose of adjusting property rights between divorcing parties as required by the orders of the Second Circuit Court for Davidson County, Tennessee, in the cause of Myrtle Ann Archer vs. John Joseph Archer, No. 94D-3677; and for good and valuable consideration, including the obligation and agreement of the within named grantee to hold harmless and indemnify the within named grantor from and against any and all liability for the payment of ad valorem taxes assessed against the within described real property and from and against any and all liability for the payment of the debts described in and secured by the Deed of Trust of record in Book 4387, page 147, and the Deed of Tust of record in Book 7851, page 558, both in the Register's Office for Davidson County, Tennessee; I,

MYRTLE ANN ARCHER, do hereby transfer and convey unto JOHN J. ARCHER, his heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 181-A, and Lot No. 181-B, on the Map of the Resubdivision of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said southerly one-half of Lot No. 181-A and Lot No. 181-B adjoin and front together 150 feet on the easterly side of Westview Avenue, and extend back between parallel lines 300 feet to a dead line in the rear, on which they measure 150 feet.

Being the same property as described and conveyed in the deed from Barney H. Barrett and wife, Alyce R. Barrett, to John J. Archer and wife, Myrtle Ann Archer, of record in Book 4387, page 145, said Register's Office.

PROPERTY ADDRESS: This is improved property known as 706 Westview Avenue, Nashville, TN 37205.

Said property is conveyed subject to the lien of unpaid ad valorem taxes, to the liens of the aforesaid Deeds of Trust of record in Book 4387, page 147, and Book 7851, page 558, said Register's Office, and to the lien which is hereby retained and impressed upon said property to secure payment of the judgment entered in favor of Myrtle Ann Archer and against John J. Archer in said cause of Archer vs. Archer, No. 94D-3677, which judgment lien secures payment of the principal amount of $36,891.00 and interest on unpaid principal.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said John J. Archer, his heirs and assigns, forever. And the said Myrtle Ann Archer does hereby covenant with the said John J. Archer that she is lawfully seized and possessed of her said interest in said land in fee simple and that she has a good right to convey it, and that, except as to the liens and encumbrances hereinbefore described and identified, she has neither done nor suffered to be done any act which would create or constitute a lien or encumbrance against the property hereby conveyed.

Witness my hand at Nashville, Tennessee, this 29th day of April, 1996.

Myrtle Ann Archer
MYRTLE ANN ARCHER

9603/JJA
042496

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 1996, before me personally appeared MYRTLE ANN ARCHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: May 28th, 1998

Notary Public

LINDY K. HUNTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0178544
IDENTIF. & REFERENCE

96 MAY -3 PM 3:24

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RECORDING FEE 3.00