BOOK 10179 PG 576

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 1996.

Notary Public

My Commission Expires: 5/23/98

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
C. R. Blackwood 304 Singer Drive Madison, Tennessee 37115	SAME	Map 71-15 Parcel 376

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY S. CARTER, UNMARRIED** ("Grantor"), has bargained and sold and by these presents does transfer and convey unto **C. R. BLACKWOOD** ("Grantee"), Grantee's heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 150 and the southerly 6.5 feet of Lot No. 149 on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County.
>
> Said Lot No. 150 and part of Lot 149 adjoin and front together 56 1/2 feet on the westerly side of Meridian Street and run back between parallel lines 173 1/2 feet, more or less, to an alley.
>
> Being the same property conveyed to Warren H. Biles by deed from J. E. Harrison, of record in Book 7724, page 366, Register's Office for Davidson County, Tennessee.
>
> Also being the same property conveyed to Peggy S. Carter by that certain Final Decree Confirming Sale, of record in Book 9642, page 854, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 1126 Meridian Street, Nashville, Tennessee 37207.

THIS CONVEYANCE IS SUBJECT to 1996 property taxes, which have been prorated and assumed by Grantee, and any matters of record against the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, the Grantee's heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor 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 Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS SPECIAL WARRANTY DEED, the maximum total liability of the Grantor hereunder for breach of any warranty or covenant contained herein, or for any other matter relating to the property conveyed hereunder, shall not in any event exceed $4,800.00 in the aggregate.

The Grantee hereunder executes this Special Warranty Deed for the purpose of acknowledging and agreeing, for the Grantee and the Grantee's heirs and assigns, to the limitation of liability of the Grantor as described above. Grantee further acknowledges that Grantor purchased the subject property at a tax sale and that the property may not be insurable, and Grantor agrees that the Grantee shall not be held liable in any way for any matter relating to the foregoing.

WITNESS my hand this 4 day of Sept, 1996.

GRANTOR:

Peggy S. Carter

Peggy S. Carter

GRANTEE:

C. R. Blackwood

C. R. Blackwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy S. Carter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1996.

Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. R. Blackwood, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1996.

Notary Public

My Commission Expires: 5/23/98

0221589

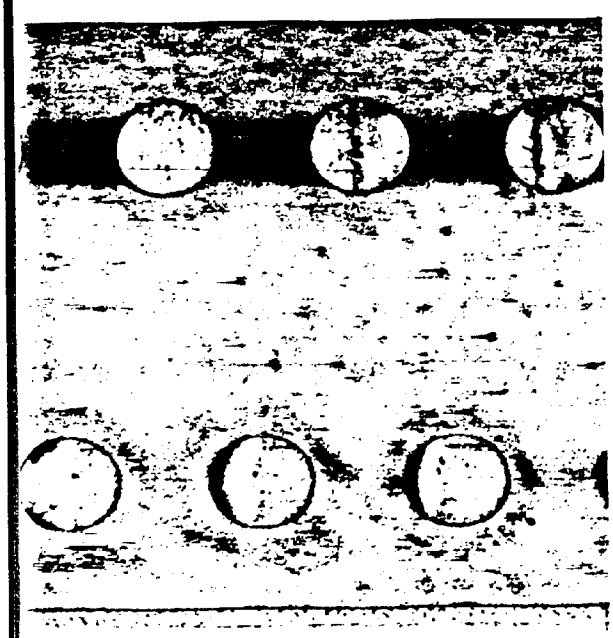
IDENTIF. & REFERENCE

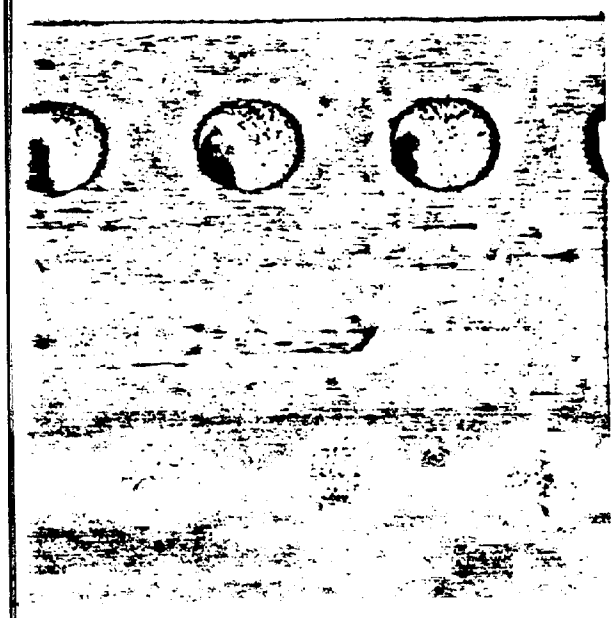
SEP -5 AM 10:08

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN.

PICK-UP

839 09-05 0101 01 CASH 27.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 578

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	5000.00
			CON TX	18.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	27.50
			CASH	27.50

09/05/96 01 10:10 0001 4539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221589
IDENTIF. # REFERENCE

96 SEP -5 AM 10: 08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 102704