BOOK 10605 PG 843

SPECIAL WARRANTY DEED

TO: David A. Northcutt

FROM: Virginia K. McIllwain

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC
SunTrust Center, 18th Floor
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
David A. Northcutt 3901 South State Road 7 Davie, FL 33314	Same	108-12-0 126.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $62,500.00.

97 SEP 11 PM 3:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0347763

Affiant

Sworn to and subscribed before me, this 10th day of September, 1997.

Notary Public

My Commission Expires: 3/25/2000

7773 09/11 0101 03CHECK 248.25

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia K. McIllwain,** an unmarried woman, (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **David A. Northcutt** (hereinafter called the "Buyer"), and Buyer's heirs, successors and assigns, all of Seller's interest in a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This property is commonly referred to as 3230 Lakeford Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs, successors and assigns, forever in fee simple.

Seller further covenants and binds herself, her heirs, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs, successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10th day of September, 1997.

GRANTOR:

Virginia K. McIllwain

Virginia K. McIllwain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Virginia K. McIllwain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 10th day of September, 1997.

Denise M. Laumeyer

Notary Public

My Commission Expires: 3/25/2000

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 34 B, Zone lot division, Section Three, of East Lake Subdivision, of record in Book 5200, page 678, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Virginia K. McIllwain by deed from Jerry Butler of record in Book 8756, page 816, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 1997, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Book 5200, page 678, said Register's Office.

3. Deed of Trust executed by Virginia K. McIllwain an unmarried woman to Sidwell and Barrett, Trustee, of record in Book 8756, page 819, said Register's Office, dated October 5, 1992, to secure to AmSouth Mortgage Company, Inc., an indebtedness in the amount of $139,668.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal interest and service see. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

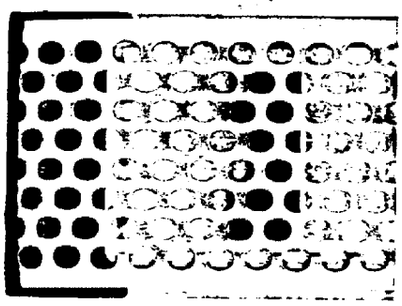
   The Deed of Trust was assigned to Countrywide Funding Corporation, of record in Book 9630, page 772, said Register's Office.

4. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

5. Restrictive Covenants contained in instrument of record in Book 5761, page 355, Book 6005, page 147 and Book 6079, page 648, said Register's Office.

6. Easement for right-of-way of record in Book 6853, page 492, Register's Office for Davidson County, Tennessee, if applicable.

7. Sewer Easement of record in Book 6647, page 564, Register's Office for Davidson County, Tennessee, if applicable.



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

RECEIVED OF _____

FOR _____

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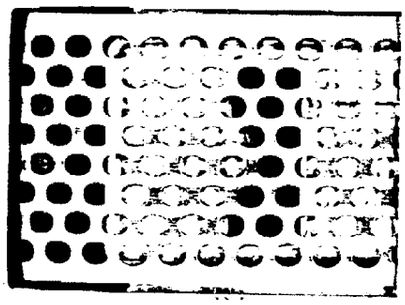
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62500.00
CON TX 231.25
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
TOTAL 248.25
CHECK 248.25

09/11/97 01 15:26 0001 7773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347763
IDENTIF. ← REFERENCE

97 SEP 11 PM 3:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1197221