BOOK 10658 PG 69

FILE BOX 57

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
Robert L. Amity, Jr. and wife, Renita T. Amity 324 Park Glen Drive Mt. Juliet, TN 37122	Same	Map: 135 Parcel: 302

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, T & M Nashboro Development Company, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto Robert L. Amity, Jr. and wife, Renita T. Amity (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract #4-B on the Plan entitled "Revision #2 of Tract #4 of Nashboro Village" recorded in Plat Book 4660, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being a portion of the property conveyed to the Grantor by deed of record in Book 10488, page 759, R.O.D.C., Tennessee.

97 OCT 24 PM 2:50

REGISTER
DAVIDSON COUNTY, TN.

0362579

IDENTIF. & REFERENCE

This conveyance is subject to the following:

1. Taxes for 1997.

2. Encumbrances and other matters of prior record.

TO HAVE AND to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever.

AND THE GRANTOR does covenant with the said Grantee 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, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

The property conveyed hereby contains a smaller parcel as described on Exhibit A (the "Exhibit A Parcel"). Grantor specifically retains the right to cause the Exhibit A Parcel to be reconveyed to the Grantor or another person or entity as the Grantor may direct the Grantee to convey the same to. Grantor shall elect to have the Exhibit A Parcel so conveyed to Grantor or to another party within thirty (30) days from the date hereof. Grantee agrees upon request of Grantor to execute any necessary subdivision plat.

Grantor further retains a temporary construction easement over the property for the purpose of going on the property to complete grading of the site. Said temporary construction easement shall terminate within six (6) months from the date hereof. Upon completion of the site grading to the mutual satisfaction of Grantor and Grantee, but not later than the termination of the temporary construction easement, Grantee agrees to pay Grantor the sum of ($15,000.00 or Less otherwise) as a reimbursement for said grading.

Grantee shall be responsible for the rehabilitation, care and maintenance of the improvements located on the property at Grantee's expense and Grantee shall comply with all applicable building codes and other ordinances pertaining thereto.

The property conveyed hereby may not be used for any use other than for one single family residence and the property may not be subdivided except to create a separate subdivision lot for the Exhibit A Parcel. The foregoing restrictions shall terminate twenty (20) years from the date this Deed is recorded.

WITNESS the execution of Grantor this the 23rd day of Sept., 1997.

T&M Nashboro Development Company, LLC, a Tennessee limited liability company

ATTEST:

By: Robin M. Olinger
Robin M. Olinger
Assistant Secretary

By: Topvalco, Inc., Member

By: James E. Hodge
Name: James E. Hodge
Its: President

By: Midland Nashboro Development Company, L.L.C., Member

By: Daniel J. Fox
Name: Daniel J. Fox
Its: Manager

Robert L. Amity
Robert L. Amity, Jr.

Renita T. Amity
Renita T. Amity

SEP-23-97 TUE 14:45 TUNE ENTREKIN & WHITE FAX NO. 6152442778 P.03/06

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

I, NANCY WHITE, a notary Public for said State, do hereby certify that JAMES E. HODGE, personally appeared before me this day and acknowledged the he/~~she~~ is PRESIDENT of Topvalco, Inc., an Ohio corporation, member of T&M Nashboro Development Company, L.L.C., and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its PRESIDENT, sealed with its corporate seal and attested ~~by her/him~~ as ~~its~~ MEMBER, ~~on behalf~~ of the said limited liability company.

WITNESS my hand and official stamp or seal, this 25th day of SEPTEMBER, 1997.

Nancy White
Notary Public

NANCY WHITE
Notary Public, State of Ohio
My Commission Expires: ~~Aug. 7, 2000~~

My Commission Expires:

[NOTARY STAMP/SEAL]

NOTARIAL SEAL STATE OF OHIO

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

I, Jane E. KELLY, a Notary Public of St. Louis County, Missouri, do hereby certify that Daniel J. Fox, Manager of Midland Nashboro Development Company, L.L.C., personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his/her act and deed and as the act and deed of Midland Nashboro Development Company, L.L.C., and as the act and deed of T&M Nashboro Development Company, L.L.C., in which Midland Nashboro Development Company, L.L.C. is a Member.

WITNESS my hand and official stamp or seal, this 23rd day of Sept., 1997.

Jane E Kelly
Notary Public

My Commission Expires:

[NOTARY STAMP/SEAL]

NOTARY SEAL
JANE E. KELLY
Notary Public - STATE OF MISSOURI
CITY OF ST. LOUIS
My Commission Expires: Oct 4, 2000

SEP-23-97 TUE 14:45 TUNE ENTREKIN & WHITE FAX NO. 6152442778 P.04/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Amity, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 23rd day of September, 1997.

Judith E. [illegible]
NOTARY PUBLIC

My Commission expires: Oct 20-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Renita T. Amity, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 7th day of Oct, 1997.

[illegible]
NOTARY PUBLIC

My Commission expires: 1/3 4/98

BOOK 10658 PG 73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 92,000.00.

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 24th day of October, 1997.

Kimberly L. Willson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

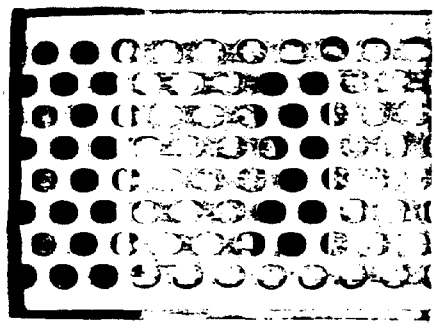
My commission expires:

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

midland\amity.swd

3703 10/24 0101 03CHECK 361.40



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

RECEIVED OF _____

FOR _____ Book 10658 Pg 74

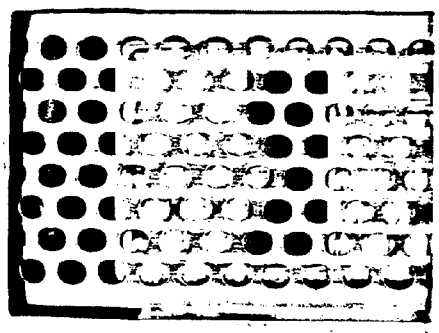
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 20.00
TOTAL 361.40
CHECK 361.40

10/24/97 01 14:53 0001 3703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03625 79
IDENTIF. ↑ REFERENCE

97 OCT 21 PM 2:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1212959

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