Boll 37
BSW

BOOK 11254 PAGE 320

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Julia C. Albright 1815 Cromwell Drive Nashville, TN 37215	Map 158, Parcel 10	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Donald M. Cherry and wife, Julia Cherry (the "Grantors") have bargained and sold, and by these presents transfer and convey to Julia C. Albright (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year to be paid by the Grantee.

2. All easements and encumbrances of record.

This is improved property, known as 1815 Cromwell Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

98 DEC 15 PM 4:35
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE

05258714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Julia C. Albright
Affiant

Subscribed and sworn to before me this 15th day of December, 1998.

Notary Public
My Commission Expires: 5/27/2001

DONNA G. MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0530165 01
010306-000 12/14/1998

IN WITNESS WHEREOF, the Grantors has executed this Deed this 15th day of December, 1998.

Donald M. Cherry

Julia Cherry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ROWENA G. MORGAN the undersigned, a Notary Public in and for said County and State, the within named Donald M. Cherry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 5/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ROWENA G. MORGAN the undersigned, a Notary Public in and for said County and State, the within named Julia Cherry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 5/27/2001

0530165 01
010306-000 12/14/1998

EXHIBIT A BOOK 11254 PAGE 322

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Forrest Trails Subdivision as of record in Book 3700, pages 24 and 25, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the Northerly margin of Cromwell Drive, at the common front corners of Lots Nos. 7 and 8, on said plan; thence with the line between said Lots Nos. 7 and 8, northwestwardly 468.0 feet to a point, said point being the common corners of Lots Nos. 7, 8 and 15 on said plan; thence with the line between said Lots Nos. 7 and 15, northwardly 50 feet to a point in the northern boundary of said subdivision; thence with the northern boundary of said subdivision south 89 degrees 36' east 492.20 feet to a point; thence with a line between Lot No. 7 and a tract marked "Reserved Not An Individual Building Site", on said plan southeastwardly 145.0 feet to northerly margin of Cromwell Drive; thence with said margin of said road, southwestwardly 105.0 feet to a point; thence continuing along said road, southwestwardly 160.25 feet to the point of beginning.

BEING the same real property conveyed to Donald M. Cherry and wife, Julia Cherry by deed from Gilliam O. Traughber, Trustee, as of record in Book 3993, page 281, Register's Office for Davidson County, Tennessee.

1206 12/15 0101 03CHECK 995.50

0530165 01
010306-000 12/14/1998

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11254 PAGE 323

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
265000.00

CON TX	980.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	995.50
CHECK	995.50

12/15/98 01 16:35 0001 1206

0525874
IDENTIFICATION REFERENCE

98 DEC 15 PM 4:35

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400666