37
BK

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
J. Richard Chambers 4115 Legend Hall Nashville, Tennessee 37215	Same	Map 104-12-0-A Parcel 014.00 CO
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Benton P. White**, an unmarried person ("Grantor") has bargained and sold, and hereby transfers and conveys to **J. Richard Chambers** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

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, which have been assumed by Grantee.

2. Terms and conditions of the Master Deed for the Magnolia Wedgewood Condominium of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,683.36.

J. Richard Chambers
Affiant

Subscribed and sworn to before me this 29 day of January, 1999.

Lee Ellis Smith
Notary Public
My Commission Expires: 9.29.2001

LEE ELLIS SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

0539518.01
014580-000 01/29/1999

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Martha Austin White executes and delivers this instrument for the purpose of quitclaiming to Grantee any interest she may have in the Property to Grantee, whether arising by her marriage to Grantor or otherwise.

Executed this 29th day of January, 1999.

Benton P. White

Martha Austin White

This is residential property, known as Unit 204 M, Magnolia Wedgewood.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lee Ellis Smith the undersigned, a Notary Public in and for said County and State, the within named **Benton P. White**, 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 29th day of January, 1999.

NOTARY PUBLIC
My Commission Expires: 9.28.2002

LEE ELLIS SMITH NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lee Ellis Smith the undersigned, a Notary Public in and for said County and State, the within named **Martha Austin White**, 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 29th day of January, 1999.

NOTARY PUBLIC
My Commission Expires: 9.28.2002

LEE ELLIS SMITH NOTARY PUBLIC DAVIDSON COUNTY

0539518.01
014580-000 01/29/1999

Exhibit A

Situated in County of Davidson, State of Tennessee.

Unit 204M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6258, page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Magnolia Wedgewood Condominium of record in Book 6258, page 718, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Benton P. White by deed of record in Book 7280, page 666, Davidson County Register's Office.

0543205
IDENTIF. & REFERENCE
99 FEB -1 PM 2:20
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
9660 02/01 0101 03CHE
150.73

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11319 PAGE 591

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

0543205
IDENTIF. & REFERENCE

99FEB-1 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	36683.36
MOR TX	135.73
ERR	CO
MOR TX	135.73-
CON TX	135.73
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	150.73
CHECK	150.73

02/01/99 01 14:18 0001 9660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419022