29

BOOK 11386 PG. 492

Prepared by:
Barrett Burke Wilson Castle Daffin & Frappier, L.L.P.

Record and Return to:
Stark Enterprises, LLC
4207 Lebanon Road
Hermitage, TN 37076

Loan No. 0105848626

DEED WITH SPECIAL WARRANTY

For and in consideration of the sum of TWENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($24,500.00), cash in hand paid, the receipt of which is hereby acknowledged, BANKERS TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR AMERICAN HOUSING TRUST IX, has bargained and sold, and by these presents, do transfer and convey unto the said STARK ENTERPRISES, L.L.C., his heirs and assigns a certain tract or parcel of land located in DAVIDSON County, Tennessee, being more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FOR ALL PURPOSES HEREIN.

MAP: 71-8 PARCEL: 198

PROPERTY ADDRESS: 513 WESLEY AVENUE, NASHVILLE, TENNESSEE 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said STARK ENTERPRISES, L.L.C., his heirs and assigns forever. And it does covenant with the said STARK ENTERPRISES, L.L.C., that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to STARK ENTERPRISES, L.L.C., his heirs and assigns, against all persons claiming by, through or under it.

WITNESS THIS 12th DAY OF March, 1999.

0561861
IDENTIFICATION REFERENCE
99 MAR 16 PM 12:52
[illegible] REGISTER
DAVIDSON COUNTY, TN.
$394 03/16 0101 03
RECORDED
09.65

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

NATIONSBANC MORTGAGE CORPORATION
ATTORNEY - IN - FACT FOR:

Loan No. 0105848626
BANKERS TRUST COMPANY,
NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS
TRUSTEE FOR AMERICAN
HOUSING TRUST IX

By: _____

Its: **VIRGIL F. McCAULEY**
VICE PRESIDENT

COUNTY OF Jefferson)
)ss.
STATE OF Kentucky)

Before me, Lisa Kuntz, a Notary Public of the State and County aforesaid, personally appeared Virgil F. McCauley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of BANKERS TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR AMERICAN HOUSING TRUST IX, the within named bargainor, a corporation, and he/she as such Vice President _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President. My Commission Expires: _____.
Witness my hand and seal at the City of Louisville in the State of Kentucky.

_____
NOTARY PUBLIC

LISA KUNTZ
Notary Public, State at Large, KY
My commission expires July 13, 2002

Loan No. 0105848626

STATE OF)
)ss.
COUNTY OF)

I, _____, Register of said County, do certify that the foregoing Instrument and Certificate are registered in said office, in _____Book No. _____, page _____ and that they were received _____, 19 __, at _____ O' clock_____.M. and were entered in Notebook _____ page _____ . State Tax paid $_____, Register's fee $_____, Recording fee $_____, Data Processing Fee $_____, Total $_____ .Receipt Number_____. Witness my Hand.

_____
REGISTER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 24,500.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Subscribed and sworn before me this 12th day of March, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public
My commission expires: My Commission Expires SEPT. 23, 2000

SEND TAX BILLS TO:

NEW OWNER

MAIL RECORDED DOCUMENT TO :

Stark Enterprises, LLC
4207 Lebanon Road
Hermitage, TN 37076

Loan No. 0105848626

EXHIBIT "A"

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON MAP OF JOYWOOD HEIGHTS, SECTION 1, AS OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 69 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WESLEY AVENUE AND RUNS BETWEEN LINES 160 FEET TO A DEAD LINE.

THIS LEGAL DESCRIPTION IS IDENTICAL WITH THAT IN DEED RECORDED IN BOOK 8303, PAGE 649, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR RECEIVED TITLE TO THE ABOVE-CAPTIONED REAL ESTATE BY DEED OF TRUST OF RECORD IN BOOK 8308, PAGE 649, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE LAST WARRANTY DEED OF RECORD IS WARRANTY DEED, RECORDED IN BOOK 8308, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY UNPAID TAXES, SUBDIVISION RESTRICTIONS, BUILDING LINES, EASEMENTS AND ANY OTHER MATTER OF RECORD.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11386 PG. 496

RECEIVED OF _____

FOR _____

9395 03/16 0101 03CHECK 24500.00-

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

VOID
CON TX 24500.00-
CAMT 24500.00
TOTAL 24500.00-

05618611
IDENTIF. ↑ REFERENCE

99 MAR 16 PM 12:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHECK 24500.00
03/16/99 01 12:51 0001 9395
MTAX 90.65
CFEE 2.00
WDEED 16.00
PRFEE 1.00
CON TX 90.65
VOID
MAMT 24500.00-
CON TX 24500.00
VOID
MOR TX 90.65-
CON TX 90.65
~~TOTAL 24609.65~~
~~CHECK 24609.65~~
03/16/99 01 12:51 0001 9394

Total $ 109.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438520