SPECIAL WARRANTY DEED

BOOK 11452 PG. 126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 1999.

Notary Public

MY COMMISSION EXPIRES: 5/26/2002

(AFFIX SEAL)

ELIZABETH E TRAYLOR NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Adkins	**AmSouth Bank**	**5200-754**
(NAME) **1414 Timber Valley Drive**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Commercial Credit Plan, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlene Adkins, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 82-A of the Zone Lot Division of Lot Nos. 27, 76, 82, 83 and 84 on the Plan of Percy Priest Woods Subdivision Section 2 of record in Plat Book 5200, Page 756, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Commercial Credit Plan, Inc. by deed of record in Book 11232, Page 309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **1414 Timber Valley Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on as "AS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, 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.

0542 04/28 0101 03CHECK 339.94

05799892

1DEED # REFERENCE

99 APR 28 PM 3:49

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this 23rd day of April, 1999.

BOOK 11452 PG. 127

Commercial Credit Plan, Inc.

By: _____
Karen Shields, Vice President

State of Calif.
County of San Diego

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Karen Shields, 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 Vice President of the Commercial Credit Plan, Inc., a corporation, and that she as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and official seal at San Diego, CA, this 22nd day of April, 1999.

Commission expires: 4-17-02

_____
Notary Public

JEANNE M. MC CAIN
Comm. # 1180083
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires April 17, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 128

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

0579892

IDENTIFICATION REFERENCE

99 APR 28 PM 3:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	88900.00
CON TX	328.94
PRFEE	1.00
MRFEE	8.00
CFEE	2.00
TOTAL	339.94
CHECK	339.94

04/28/99 01 15:52 0001 8542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478461