File Box 24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615)361-6679*

ADDRESS NEW OWNER:
John D. Kaul and Sylvia M. Kaul
3208 Brookmont Circle
ANTIOCH TN 37013

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
See Attached
Exhibit "A"

REC 07/01 0101 02CHECK 2295.25

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, REGENCY SAVINGS BANK, F.S.B., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto John D. Kaul and wife, Sylvia M. Kaul, 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:

SEE ATTACHED EXHIBIT "A"

This is improved property described in EXHIBIT "A"

99 JUL -1 PM 2:11
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 06065510

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John D. Kaul and wife, Sylvia M. Kaul, their heirs and assigns, forever; and REGENCY SAVINGS BANK, F.S.B. does covenant with the said Grantees that we are seized and possessed of said land, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 29th day of June, 1999.

REGENCY SAVINGS BANK, F.S.B.

Richard Renshaw, Assistant Vice-President

STATE OF TEXAS
COUNTY OF HARRIS)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Renshaw, Assistant Vice-President of REGENCY SAVINGS BANK, F.S.B. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Houston, Texas, this the 24th day of June, 1999.

NOTARY PUBLIC

My Commission Expires:

SUSANNE E. LINES NOTARY PUBLIC STATE OF TEXAS EXPIRES 4-30-2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 612,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 1999.

NOTARY PUBLIC
My Commission Expires: 3-23-2002

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Tract 1: (1700 & 1702 Kassia Street, Nashville, TN 37207)
(Map 71-9, Par. 88 & 133)
BEING Lot 196-A & 196-B, Zone Lot Division of Lot 196, Scruggs Subdivision of Brooklyn Heights, of record in Book 6200, Page 757, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 757, said Register's Office.

(Tract 1)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 294, said Register's Office.

Tract 2: (517 A & B Weakley Avenue, Nashville, TN 37207)
(Map 71-10, Par. 32 & 195)
BEING Lot 9-A & 9-B, Zone Lot Division of Lot 9, Weakley and Dodd's Subdivision of Lot 17 in Brooklyn, of record Book 6200, Page 540, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 540, said Register's Office.

Tract 3: (218-A Berry Street, Nashville, TN 37207)
(Map 82-7, Par. 542)
BEING Lot 1-B, Zone Division of Lots Nos. 1 & 2, Bryan's Addition to Edgefield, of record in Book 6200, Page 503, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 503, said Register's Office.

Tract 4: (1218-B Katie Avenue, Nashville, TN 37207)
(Map 71-10, Par. 193)
BEING Lot 93-B, Zone Lot Division of Lots 93 & 94, J. B. Haynie's Cumberland Heights, of record in Book 6200, Page 538, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 538, said Register's Office.

Tract 5: (1222 A & B Katie Avenue, Nashville, TN 37207)
(Map 71-10, Par. 106 & 202)
BEING Lots 95-A & 95-B, Zone Lot Division of Lot No. 95, J. B. Haynie's Cumberland Heights, of record in Book 6200, Page 739, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions notes of record in Book 6200, Page 739, said Register's Office.

Tract 6: (126-A, 126-B, 126-C & 126-D Fern Avenue, Nashville, TN 37207)
(Map 71-14, Parcels 394, 397, 87, & 396)
BEING Lots 25-A, 25-B, 26-A & 26-B, Zone Lot Division of Lot Nos. 25 & 26, Weakley & Dodd's Subdivision of Lot 17 Brooklyn, of record in Book 6200, Page 741, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 741, said Register's Office.

Tract 7: (3501 & 3503 Brookway Drive, Nashville, TN 37207)
(Map 50-2, Par. 53 & 81)
BEING Lot 45-A & 45-B, Zone Lot Division of Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, of record in Book 6200, Page 649, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 649, and restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 2, 3, 4, 5, 6 & 7)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 303, as corrected in Book 11545, Page 866, said Register's Office.

Tract 8: (3305 & 3307, 3309 & 3311, 3313 & 3315, 3304 & 3306 Brookdale Drive, Nashville, TN 37207)
(Map 50-3, Parcels 7, 8, 9 & 10)
BEING Lots 74, 75, 76 & 77, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

Tract 9: (1708 & 1710, 1704 & 1706, 1705 & 1707 Westchester Drive, Nashville, TN 37207)
(Map 50-3, Parcels 12, 13, & 16)
BEING Lots 79, 80 & 81, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

Tract 10: (3417 & 3419 Meadow Court, Nashville, TN 37207)
(Map 50-2, Par. 74)
BEING Lot 66, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 8, 9 & 10)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 311, and as corrected in Book 11545, Page 868, said Register's Office.

Tract 11: (1709 & 1711 Westchester Drive, Nashville, TN 37207)
(Map 50-3, Par. 17)
BEING Lot 82, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 11)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 316, said Register's Office.

These are part of the same descriptions as in previous deeds of record.

Right of tenants in possession under recorded leases.

Party walls situated partly on property described and partly on adjoining properties.

This conveyance is subject to any and all easements and minimum building setback lines, if any.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

0606510
IDENTIF. A REFERENCE

99 JUL -1 PM 2:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11553 PAGE 61

CAHT
$12500.00
CON TX 2266.25
PRFEE 1.00
MDEED 16.00
CFEE 2.00
TOTAL 2285.25
CHECK 2285.25

07/01/99 01 14:13 0001 6905

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1485352