THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

BOOK 11677 PAGE 79

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF September, 19 99

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heraldo V. Richards | Molton, Allen & Williams Corp. | MAP 156-1-C |
| (NAME) | (NAME) | |
| 7412 East Colony Drive | P. O. Box 10025 | PARCEL 32 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | Birmingham, AL 35202-0025 | |
| (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, Mortgage Guaranty Insurance Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heraldo V. Richards

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 number 32 on the Plan of the Subdivision of East Colony at Riverbend, as of record in Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mortgage Guraranty Insurance Corporation by Special Warranty Deed of record in Book 11663, page 240, said Register's Office.

This conveyance is made of, by and through the Grantor and any warranties or representation are made from and after the time Grantor took title and not further or otherwise.

unimproved ( )
This is improved ( X) property, known as 7412 East Colony Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 20 day of September, 19 99

Mortgage Guaranty Insurance Corporation
By:
Thomas A. Drew, ITS: Vice President

STA
COU
Perso
said (

in and for

BOOK 11677 PAGE 80

STATE OF Wisconsin
COUNTY OF Milwaukee

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas A. Drew and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: Vice President and _____ respectively of the Mortgage Guaranty Insurance Corpoation the within named bargainor, and corporation, and that he as such its: Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas A. Drew as such its: Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Milwaukee, Wisconsin on this the 20 day of September 19 99.

My commission expires 6/8/2003

Lori A. Granza
Notary Public
Lori A. Granza

99 SEP 27 PM 2:32
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

06399777

3857 09/27 0101 03CHECK
654.80

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11677 PAGE 81

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

0639977

REFERENCE

99 SEP 27 PM 2:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 174000.00 |
| CON TX | 643.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 654.80 |
| CHECK | 654.80 |

09/27/99 01 14:35 0001 2857

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

**No.** 1520777