Davidson County DEEDWARR
Recvd: 05/11/04 11:40 2pgs
Fees:13.00 Taxes:499.50
20040511-0053785

SPECIAL WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Affiant

Sworn to and subscribed before me on this the 23rd day of April, 2004.

NOTARY PUBLIC
My Commission Expires: 3/26/04

CAROLYN S. CRISLER Notary Public At Large SUMNER COUNTY, TN

MORTGAGEE:

NONE

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Charles M. Farrar, Jr.	Same as Owner	060-16-0 017.00
360 Oakview Drive		
Nashville, TN 37207		

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **KAREN COLLEEN STRIBEL, unmarried**, ("Grantor"), has bargained and sold and hereby transfers and conveys to **CHARLES M. FARRAR, JR. and wife, CYNTHIA FARRAR**, ("Grantee"), certain land in Davidson County, TN, being more particularly described as follows:

LAND in Davidson County, TN, being Lot No. 7 on the Plan of Sky View of record in Book 2331, Page 55, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to KAREN COLLEEN STRIBEL, married by Deed dated July 31, 2002, and executed by CHARLES M. FARRAR, JR. and wife, CYNTHIA D. FARRAR and recorded as Instrument No. 20020812-0096693, and further by Quitclaim Deed recorded as Instrument No. 20020812-0096696, said Registers' Office.

This is improved property known as 360 Oakview Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their 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 will be prorated between the parties.

2. All matters shown on the plat recorded in Book 2331, Page 55, said registers' Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth in the preceding paragraph.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth hereinabove.

By their acceptance of this Special Warranty Deed, the Grantee agrees that the Property is conveyed to and accepted by the Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above). Further by the acceptance of this Special Warranty Deed, the Grantee, for theirselves and all successors in title to the Property, accepts the Property in its existing condition and irrevocably waives any and all claims against Grantor arising from the condition, fit for any particular purpose, suitability, merchantability or habitability of the Property.

WITNESS (my/our) hand(s) this the 23rd day of April, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Colleen Stribel

KAREN COLLEEN STRIBEL

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, KAREN COLLEEN STRIBEL, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 23rd day of April, 2004.

Carolyn S. Crisler

NOTARY PUBLIC

My Commission Expires: 5/26/04

