SPECIAL WARRANTY DEED BOOK 7314 PAGE 458

FROM: NORTHWESTERN NATIONAL LIFE INSURANCE CO., Grantor

TO: COMMONWEALTH MORTGAGE ASSURANCE COMPANY, Grantee

This instrument was prepared by
Bradley A. MacLean
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Commonwealth Mortgage Assurance Company
No. 8, Penn Center
Philadelphia, PA 19103

Send Tax Bills To: Same

Map-Parcel Number
53-9A-25

Field Book Number
11D-91444

STATE OF Georgia)
COUNTY OF Fulton)

The actual consideration or value, whichever is greater, for this transfer is FIFTY ONE THOUSAND SEVEN HUNDRED TWENTY THREE AND NINTY THREE ONE HUNDREDTHS Dollars ($51,723.93).

James A. Hall
Affiant James A. Hall

SUBSCRIBED AND SWORN TO before me, this the 20th day of May, 1987.

Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of $51,723.93 Dollars ($51,723.93), the receipt and sufficiency of which are hereby acknowledged, NORTHWESTERN NATIONAL LIFE INSURANCE CO., Grantor, has bargained and sold, and by these presents does transfer and convey unto COMMONWEALTH MORTGAGE ASSURANCE COMPANY, Grantee, its heirs, successors, 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 Unit No. 1456 on the Plan of Neely's Bend Villas, a Condominium Development, as of record in Plat Book 5200, page 262, Register's Office for said County, to which plan reference is hereby made for a more complete description.

52062

IDENTIFICATION REFERENCE

AUG 3 1 52 PM '87

HELEN L. WILSON, REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to Northwestern National Life Insurance Co. by Substitute Trustee's Deed from Bradley A. McLean, of record in Book 7070, page 597, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1456 East Cedar Lane, Madison, TN 37115.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes which have been prorated and will be paid by Grantee.

2. The property herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Villas, of record in Book 5625, page 1, and amended in Book 6119, page 322, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

Except as to those matters set forth above to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, 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 whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 20th day of May, 1987.

NORTHWESTERN NATIONAL LIFE INSURANCE CO.

By: _____
G. J. Kallsen
Title: Vice President

STATE OF Minnesota)
COUNTY OF Hennepin)

Personally appeared before me, G. J. Kallsen, Notary Public of said State and County, G. J. Kallsen, with whom I am personally acquainted and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the 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, at office, this 20th day of May, 1987.

_____
Notary Public

My Commission Expires: _____

GRACE M. CAVANAGH
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 25, 1991

0882N/4-30-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7314 PAGE 461

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

51723.9[illegible] CAPT.
14[illegible].7[illegible] CSTAX
.5[illegible] PRFEE
9.00 WDEED
CHECK 154.26
7204A08/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52062

IDENTIFICATION REFERENCE

AUG 3 1 52 PM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 01223