BOOK 7798 PAGE 253

BOOK 6 M.R.H.

FROM: JEFFERSON SAVINGS AND LOAN ASSOCIATION (formerly Jefferson Federal Savings and Loan Association)

This instrument prepared by: DEARBORN & EWING, ATTORNEYS Suite 1200, One Commerce Place Nashville, Tennessee 37239

TO: David G. Patterson, Jr. and Paul Gold

Address New Owner:	Mortgagee:	Map-Parcel No.
One Commerce Place, Suite 1901 Post Office Box 3233 Nashville, Tennessee 37219	None	43-2-B; 2, 15, 17, 18, 19, 20, 23, 24, 30, 31, 32

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 1989.

Notary Public

My Comm. Expires: March 3, 1992

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jefferson Savings and Loan Association (formerly Jefferson Federal Savings and Loan Association), hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto David G. Patterson, Jr. and Paul Gold, hereinafter collectively called the GRANTEE, his 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.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his heirs and assigns, forever.

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said real property and has a good right to convey it, and said real property is unencumbered except for such matters as are

described in Exhibit B attached hereto and incorporated herein by reference. GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters described on Exhibit B), but no 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.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 17TH day of March, 1989.

JEFFERSON SAVINGS AND LOAN ASSOCIATION (formerly known as Jefferson Federal Savings and Loan Association)

BY: CONNECTICUT NATIONAL BANK, a National banking association, as Attorney-in-Fact

By: _____
George J. Watts IV,
Vice President

mrh1015
MMC014

STATE OF Connecticut)
COUNTY OF Hartford)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared GEORGE J. WATTS IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of CONNECTICUT NATIONAL BANK, Attorney-in-Fact for Jefferson Savings and Loan Association (formerly known as Jefferson Federal Savings and Loan Association), the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Hartford Connecticut ~~Tennessee~~, this the 17th day of March, 1989.

Leigh M. Tremblay
NOTARY PUBLIC

My Commission Expires: 3/31/90

LEIGH M. TREMBLAY NOTARY PUBLIC CONNECTICUT

EXHIBIT A

DESCRIPTION

TRACT I:
Land in Davidson County, Tennessee, being Condominium Unit A-2, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6047, page 972, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract I being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 143, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Condominium Unit B-7, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6762, page 140, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract II being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 140, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, being Condominium Unit C-1, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6762, page 140, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract III being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 137, Register's Office for Davidson County, Tennessee.

TRACT IV:
Land in Davidson County, Tennessee, being Condominium Unit C-2, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6047, page 972, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract IV being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 131, Register's Office for Davidson County, Tennessee.

TRACT V:
Land in Davidson County, Tennessee, being Condominium Unit C-3, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6762, page 140, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract V being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 146, Register's Office for Davidson County, Tennessee.

TRACT VI:
Land in Davidson County, Tennessee, being Condominium Unit C-4, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6762, page 140, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract VI being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6791, page 981, Register's Office for Davidson County, Tennessee.

TRACT VII:
Land in Davidson County, Tennessee, being Condominium Unit C-7, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6047, page 972, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract VII being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 152, Register's Office for Davidson County, Tennessee.

TRACT VIII:
Land in Davidson County, Tennessee, being Condominium Unit C-8, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6762, page 140, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract VIII being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 155, Register's Office for Davidson County, Tennessee.

TRACT IX:
Land in Davidson County, Tennessee, being Condominium Unit D-6, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6762, page 140, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract IX being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 134, Register's Office for Davidson County, Tennessee.

TRACT X:
Land in Davidson County, Tennessee, being Condominium Unit D-7, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6047, page 972, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract X being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 158, Register's Office for Davidson County, Tennessee.

TRACT XI:
Land in Davidson County, Tennessee, being Condominium Unit D-8, on the plan of LeMans Apartments, recorded in Book 5200, page 506, Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof, recorded in Book 6762, page 140, said Register's Office, together with an undivided 3.1621 interest in all common elements in connection with said Condominium Complex.

Tract XI being the same property conveyed to Jefferson Federal Savings and Loan Association by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 6762, page 161, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. 1989 Metropolitan Government taxes which are not yet due and payable but which have been prorated between Grantor and Grantee with Grantee assuming the liability for payment thereof.

4. Terms, conditions, easements, rights and liens as set forth in the Master Deed of LeMans Apartments, a Condominium Development, and the Bylaws appended thereto, of record in Book 6047, Page 972, said Register's Office.

5. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 7520, page 851, said Register's Office.

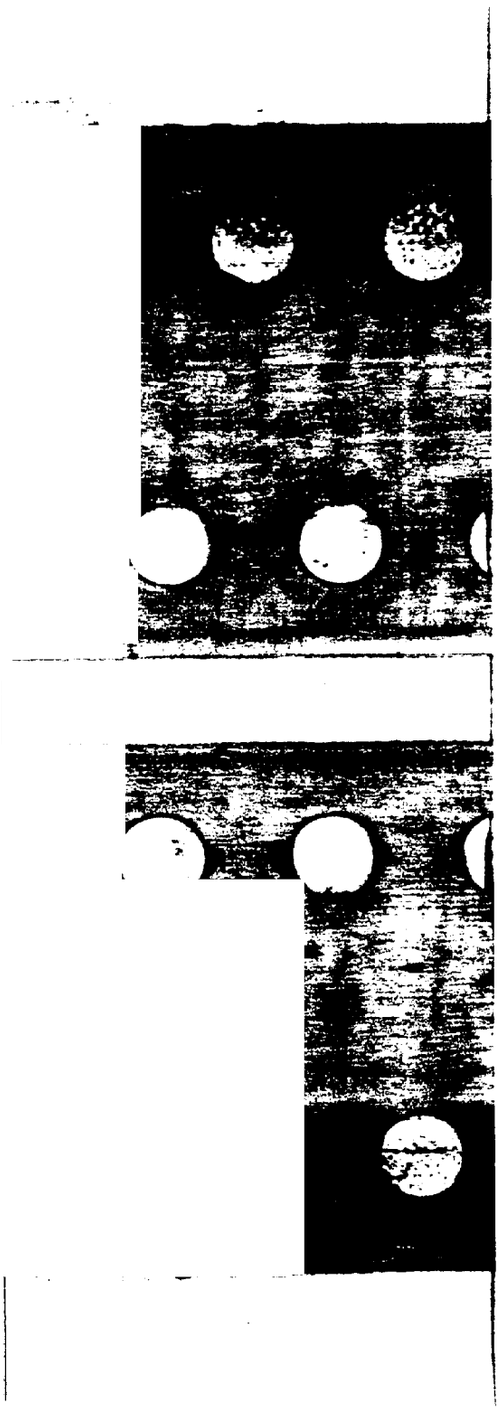
6. All matters as shown on the Plan of record in Book 5200, page 506, said Register's Office.

7. Rights of others in and to the common areas.

8. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions set forth in Exception 4 above.

MAR 21 3 52 PM '89

18331



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

RECEIVED OF _____

FOR _____

BOOK 7798 PAGE 260

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

CAMT	90000.00
CON TX	297.00
PRFEE	0.50
MTGFEE	21.00
TOTAL	318.50
CHECK	318.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 59 0001 7915

18331

IDENTIFICATION

MAR 21 3 53 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192422