1504 58

BOOK 7921 PAGE 553

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
COMBOS & LAWLESS, P.C.
23 Floor, First American Center
Nashville, Tennessee 37238-0057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 1989.

Notary Public:

My Commission Expires: 1-21-90

60214

IDENTIFICATION REFERENCE

Aug 24 3 07 PM '89

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER AS FOLLOWS:

Scott P. Fitzhugh
108 Forest Place
Nashville, TN 37215

SEND TAX BILL:

First American Bank
4894 Poplar Avenue
Memphis, TN 38117

MAP-PARCEL NUMBER

Map 131-05-0C

Parcel 108 Co

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, WE, FIRST AMERICAN NATIONAL BANK, NASHVILLE, TENNESSEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT P. FITZHUGH and KARI S. PAYNE, both unmarried, 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:

A part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 108 on the section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto

belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and the rules and regulations, all of which the Buyer does assume and agrees to observe and perform, including, but not limited to the payment of assessments.

Being part of the same property conveyed to First American National Bank of Nashville n/d/b/a First American National Bank, Nashville, Tennessee, by Trustee's Deed from Justin P. Wilson, Successor Trustee, of record in Book 7501, page 341, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Forest Place, Nashville, Tennessee 37215.

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 GRANTEE that we are lawfully seized and possessed of said land, 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 specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of August, 1989.

FIRST AMERICAN NATIONAL BANK,
NASHVILLE, TENNESSEE

By: _____

Its: S.V.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, _____ with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of ____, 1989.

Commission Expires: _____
Notary Public

8610 08/24 0101 03CHECK 529.75

STATE OF TENNESSEE

COUNTY OF DAVIDSON

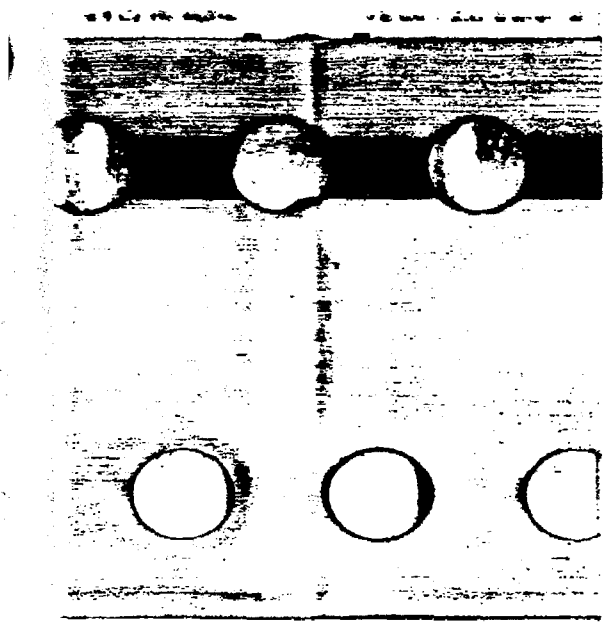
Personally appeared before me, McCoy C Zachry with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

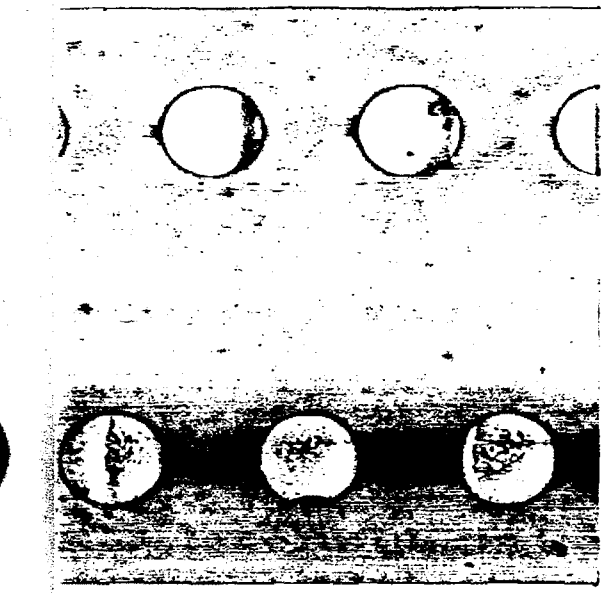
Witness my hand, at office, this 22 day of Feb, 1989.

Commission Expires: 1-21-90

Notary Public

SWARDEED.6





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
157500.00

CON TX	519.75
PRFEE	1.00
WDEED	9.00
TOTAL	529.75
CHECK	529.75

08/24/89 01 09:09 0001 8610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6021.4

IDENTIFICATION REFERENCE

AUG 24 9 07 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 241845