SEP 15 9 11 AM '98
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
96042

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Frances A. WILKINS	Leader Federal Bank for Savings	Map 104-09-0-K
Unit No. 113	P. O. Box 2926	Par 113.00
The Montclair	Memphis, Tn. 38101-2926	Field Book
3818 West End Avenue		26W 10064
Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BANCBOSTON MORTGAGE CORPORATION, a Florida Corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto FRANCES A. WILKINS (the "Grantee"), and Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property, known as Unit No. 113, The Montclair, 3818 West End Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein; and Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, and to Grantee's heirs and assigns, against the lawful

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 113, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being part of the same property conveyed to BancBoston Mortgage Corporation, a Florida corporation, by Trustee Deed from D. Reed Houk, Trustee, of record in Book 7756, page 358, Register's Office for Davidson County, Tennessee, and being part of the same property released from the Reserved Property as defined and described in that certain Second Deed of Confirmation and Correction from Leah Fleisman Sonnenfield, a widow, to BancBoston Mortgage Corporation, a Florida corporation, of record in Book 7902, page 109, said Register's Office.

EXHIBIT "B"

1. Real Property taxes and assessments for 1989, a lien but not yet due and payable.

2. Supplemental taxes, if any, assessed pursuant to Tennessee Code Annotated, Section 67-5-603, et seq., and following.

3. Terms and provisions of the Master Deed Establishing Horizontal Property Regime of The Montclair, including the plan of condominium units, the By-laws and the other exhibits attached thereto, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument, of record in Book 7902, page 113, said Register's Office.

4. Restrictive covenants contained in the Warranty Deed from West End Synagogue, a/k/a K.K.A.I. Congregation, to Thomas E. Ledford, Trustee, of record in Book 6846, page 838, Register's Office for Davidson County, Tennessee.

5. Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction, of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction, of record in Book 7902, page 109, said Register's Office.

6. Easement from Montclair Condominiums Association, Inc., to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation, of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee.

7. Conditions of an owner's certificate, minimum building setback lines, easements, restrictions, and such other matters as shown on the Plan of Subdivision of The Montclair, of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee.

8. Applicable building laws and zoning ordinances.

claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever 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, the Grantor has caused this Special Warranty Deed to be executed this 18th day of August, 1989.

BANCBOSTON MORTGAGE CORPORATION

By: J. Ronny Hudspeth

Its: First Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Linda Joy Cabler, a Notary Public of said county and state, J. Ronny Hudspeth, 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 First Vice President of BancBoston Mortgage Corporation, 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 18th day of August, 1989.

Linda Joy Cabler
Notary Public

My Commission Expires: January 3, 1990

STATE OF TENNESSE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

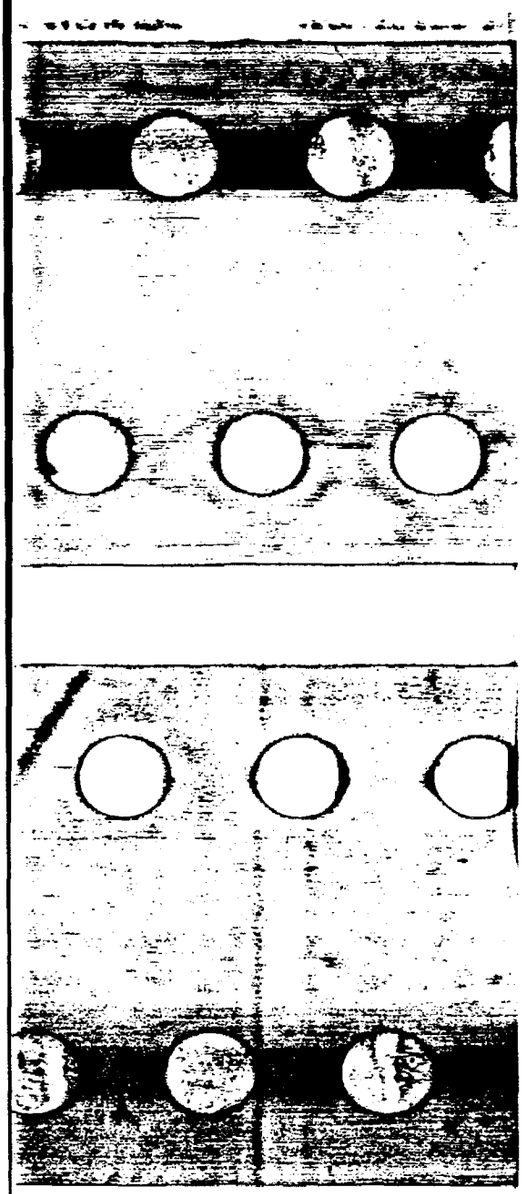
Frances A Walkins
Affiant

Subscribed and sworn to before me this 13 day of Sept, 1989.

Notary Public

My Commission Expires: 11-12-89

584 0215 0101 03CHECK 316.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7938 PAGE 164

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 92000.00
CON TX 303.60
PRFEE 1.00
MTEED 12.00
TOTAL 316.60
CHECK 316.60

09/15/89 01 09:11 0001 4584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 0 4 2

IDENTIFICATION REFERENCE

SEP 15 9 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248574