BOOK 7983 PAGE 529

SPECIAL WARRANTY DEED

From: Third National Bank in Nashville, Grantor
To: Jeffrey L. Flowers

This instrument prepared by:
Loffi and Associates
18th Floor
First American Center
Nashville, TN 37238

Box 33

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
148 N. Timber Drive	SunTrust Mortgage, Inc.	108-7B-45 28
Nashville, Tn 37214	P. O. Box 105277	
	Atlanta, GA 30348	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is FORTY FOUR THOUSAND FIVE HUNDRED&00/100 Dollars ($44,500.00)

X _____
AFFIANT

Subscribed and sworn to before me, this 7 day of Nov, 1989.

_____
NOTARY PUBLIC

My commission expires: 9/26/92

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Third National Bank in Nashville, a national banking association, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Jeffrey L. Flowers and wife, Margaret L. Flowers and *Robert J. Flowers Grantee(s), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Unit Number 45, Building C, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being part of the same property conveyed to Third National Bank in Nashville by Substitute Trustee's Deed of record in Book 7822,p age 813, Register's Office for Davidson County, Tennessee.

This is improved property known as 148 North Timber Drive, Nashville, TN 37214.

This conveyance is expressly made subject to the following:

1. The lien for 1989 Taxes which have been prorated and will be paid by Grantor.

2. Terms and provisions of Master Deed and By-Laws of record in Book 6549, page 475 and in Book 6549, page 520, and Instrument of Clarification of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee.

3. Deeds of Conveyance for utility lines at Book 7097, page 120 and Book 7097, page 154, Register's Office for Davidson County, Tennessee.

4. All easements, conditions and other matters shown on the Plan of Record in Book 6250, page 219 and Book 5200, page 342, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers and/or drainage of record in Book 5856, page 80, and an easement for cable television of record in Book 6587, page 204, 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 said Grantee(s), their heirs, successors, and assigns, forever.

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

And Grantor does futher covenant and bind Grantor, its heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee(s) their 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.

By acceptance of this Deed, the Grantee(s) acknowledge(s) receipt of a copy ofthe above described Master Deed and By-Laws and agree(s) to respect and comply with all provisions thereof or the Rules and Regulations adopted thereunder.

Witness its duly authories officer's hand this 7 day of Nov, 1989.

ACCEPTED BY GRANTEE(S)

THIRD NATIONAL BANK IN NASHVILLE

BY:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn H. Wadewitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who aknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of the maker or a constituent of the mader and is authorized by the mader or by its constituent, the constituent being authorized by themaker, to execute this instrument on behalf of the maker

Witness my hand and official seal at office this 7 day of Nov, 1989.

NOTARY PUBLIC

My commission expires: 9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey L Hawes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the puposes therein contained.

Witness my hand and official seal at office this 7 day of Nov, 1989.

NOTARY PUBLIC

My commission expires: 9/26/92

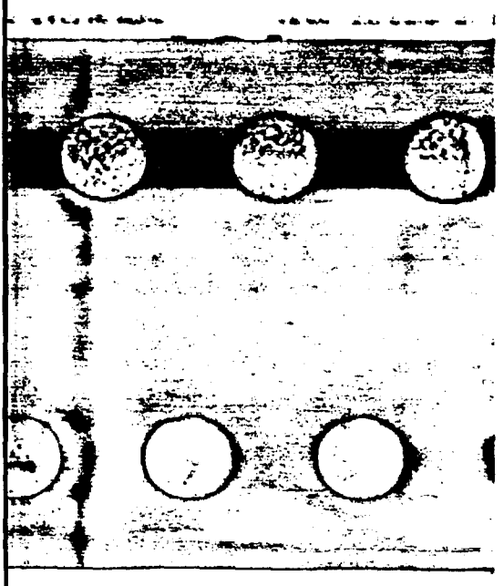
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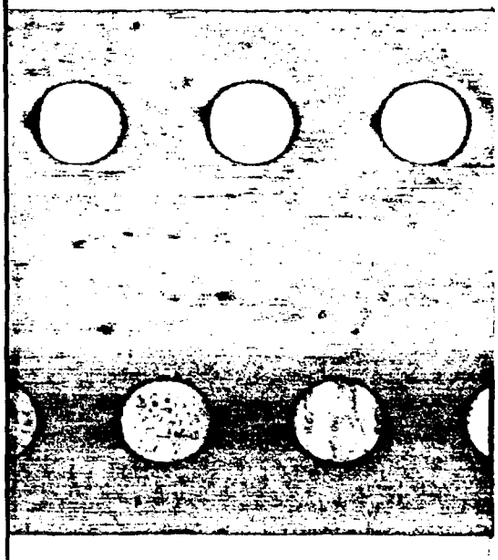
IDENTIF. TREFERENCE

Nov 14 1 36 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

4136 11/14 0101 03CHECK 15.35





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7983 PAGE 532

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 44500.00
				CON TX 146.85
				PRFEE 1.00
				WDEED 9.00
				TOTAL 156.85
				CHECK 156.85
11/14/89	01			13:34 0001 4136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 8 0 1

IDENTIF. REFERENCE

NOV 14 1 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 266272