Box 58 (2)

BOOK 8055 PAGE 228

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
SETTLES, COMBOS, BARRETT, SIDWELL
& BYASSEE
First American Center, Suite 1465
315 Deaderick Street
Nashville, Tennessee 37238-1465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Steven J Payne
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 28th DAY OF February, 1990.

Ann B Waddell
Notary Public

My Commission Expires:
5-20-92

07340
IDENTIF. REFERENCE
MAR 1 12 13 PM '90
DAVIDSON COUNTY T.H.

ADDRESS NEW OWNER AS FOLLOWS:

STEVEN J. PAYNE
126 Forest Place
Nashville, TN 37215

SEND TAX BILL:

First American
National Bank
P.O. Box 241954
Memphis, TN 38124-1954

MAP-PARCEL NUMBER

131-05 OC
126.00 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 STEVEN J. PAYNE, HEREINAFTER 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 for Legal Description

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, his 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 28th day of February, 1990.

FIRST AMERICAN NATIONAL BANK,
NASHVILLE, TENNESSEE

By: _____

Its: S.V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steven J. Payne, 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 _____, 1990.

Commission Expires:

_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ann B. Waddell, a Notary Public within and for the State and County aforesaid, personally appeared McCoy C. Zachry with whom I am personally acquainted and who upon his oath acknowledged himself to be the Senior Vice President of First American National Bank and the within named bargainor, a corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said McCoy C. Zachry as such Senior Vice President.

Witness my hand, at office, this 28th day of February, 1990.

My Commission Expires:

5-20-92

Ann B. Waddell
Notary Public

Exhibit "A"

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:

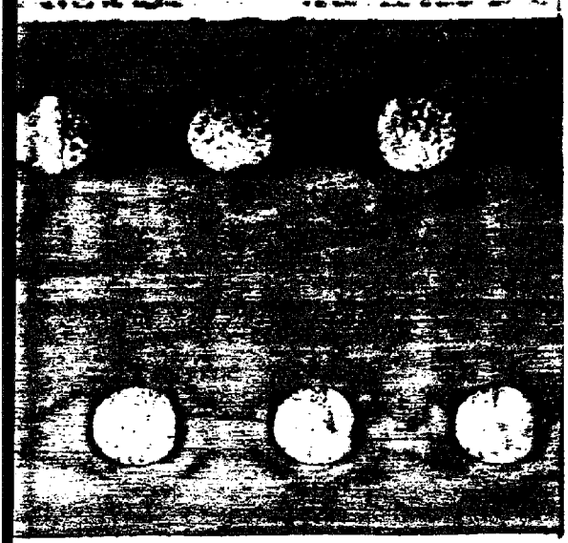
Unit 126 on the section plat, as shown and described in the Master Deed Establishing a Horizontal Property Regime with respect to The Hillsborough Condominiums, including the plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

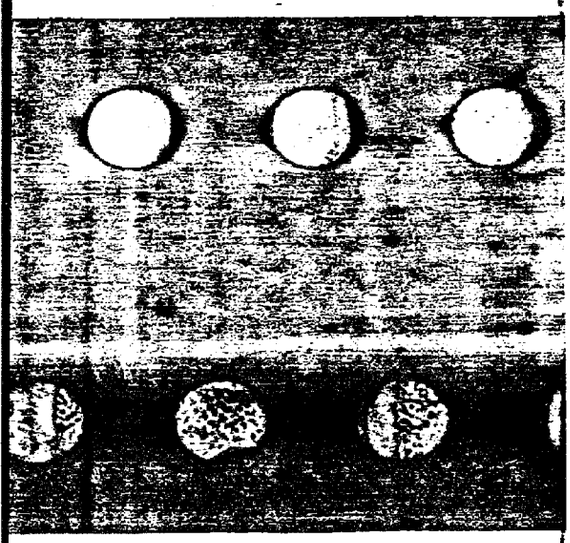
Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including with limitation such units undivided percentage interest in the land and general common elements.

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 agree to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to First American National Bank of Nashville now 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.

8410 03/01 0101 03CHECK 532.75





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

RECEIVED OF _____

FOR _____

BOOK 8055 PAGE 232

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	157500.00
			CON TX	519.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	532.75
			CHECK	532.75
03/01/90		01	12:13 0001	8410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07340

IDENTIF. REFERENCE

Mar 1 12 13 PM '90

DAVIDSON COUNTY TN.

No. 296928