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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30305)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 145000.00

Gayle A. Kanies
Affiant

Sworn and subscribed before me this 24th day of July, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Gayle A. Kanies	The Prudential Home Mtg. Co., Inc.	131-12D-005
102 Braxton Hill Court	P.O. Box 4148	16DA-40600
Nashville, Tn 37204	Frederick, Md. 21701-0909	

SPECIAL WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Union Planters National Bank**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gayle A. Kanies,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5 on the plan of Braxton Hills Condominiums as shown as Exhibit D to the Master Deed, of record in Book 7585, page 317, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. Reference is further made to the Darcie Crutcher Subdivision Plat of record in Book 6200, page 626, said Register's Office.

BEING part of the same property conveyed to Union Planters National Bank by deed from Greg Seat and Norma Seat d/b/a The Seat Company of record in Book 8082, page 967, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7585, Page 317, said Register's Office.

The warranties contained herein are limited to the acts of the Grantor while in title to the property.

This is improved property, known as: 102 Braxton Hill Court, Nashville, Tn 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 1990.

Union Planters National Bank

By: Kay Anderson,
Title: Kay Anderson, Assistant Vice President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Kay Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Union Planters National Bank, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of July, 1990.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

W & I: 12/89

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4481.6

IDENTIFY REFERENCE

Jul 27 11 40 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

4152 07/27 0101 03CHECK 485.50

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 145000.00
CON TX 478.50
PRFEE 1.00
WDEED 6.00
TOTAL 485.50
CHECK 485.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/90 01 11:43 0001 4152

4481.6

IDENTIFICATION REFERENCE

JUL 27 11 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340936