BOOK 8268 PAGE 690

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
SETTLES, COMBOS, BARRETT & SIDWELL
Suite 1465, First American Center
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.

Rhonda King Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1990.

Carla K. Garrett
Notary Public

My Commission Expires:
1-11-92

83336

IDENTIF. TREFERENCE

JAN 3 2 11 PM '91
FELIX Z. HARRISON
DAVIDSON COUNTY TN.

NOTARY PUBLIC

ADDRESS NEW OWNER AS FOLLOWS:

Rhonda King Garrett and husband
Larry H. Garrett
102 Forest Place
Nashville, Tennessee 37215

SEND TAX BILL:

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

MAP-PARCEL NUMBER

Map 135-05-CO
Parcel 102

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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 RHONDA KING GARRETT and husband, LARRY H. KING 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:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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, their heirs and assigns, forever. And we, do covenant with the said GRANTEES 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 GRANTEES, their 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 31st day of December, 1990.

FIRST AMERICAN NATIONAL BANK,
NASHVILLE, TENNESSEE

By: Stephen E. Davis

Its: Executive Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen E. Davis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be the Executive Vice President of First American National Bank, the within named bargainor, a national banking institution, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by siging his name as such Executive Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of December, 1990.

Carla K. Jarrell
Notary Public

My Commission Expires:
1-11-92

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 102 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.

1990 Taxes have been prorated and paid as of date of Deed.

This conveyance is made subject to all matters as set out in Master Deed, Plan and Administrative By-Laws of record in Book 6822, page 721; all matters as set out in plan of record in Book 6250, page 699; Restrictive covenants of rcord in Book 6566, page 4 and Book 6674, page 583; and easements of record in Book 1130, page 7, Book 4161, page 814, Book 4377, page 710, Book 4378, page 710, Book 4403, page 627, Book 6229, page 484, Book 6303, page 601 and Book 6202, page 330, all of record in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to First American National Bank by Substitute Trustee's Deed from Justin P. Wilson, Successor Trustee, of record in Book 7505, page 341, Register's Office for Davidson County, Tennessee.

2361 01/03 0101 03CHECK 529.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8268 PAGE 693

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
01/03/91		01	14:10 0001	2361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83336

IDENTIF. REFERENCE

JAN 3 2 11 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 386270