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 $160,000.00.

Bill J. Nutter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 1991.

Carla K. Jackson
Notary Public

My Commission Expires:
1-11-92

88294

IDENTIF. TREFERENCE

JAN 24 2 31 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL NUMBER
Bill J. Nutter and wife, Regina G. Nutter 116 Forest Place Circle Nashville, TN 37215	First American National Bank P.O. Box 241954 Memphis, TN 38124-1954	Map 131-05CO Parcel 116

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 BILL J. NUTTER and wife, REGINA G. NUTTER 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 10th day of January, 1991.

FIRST AMERICAN NATIONAL BANK,
NASHVILLE, TENNESSEE

By: McCoy Zachary

Its: S.V.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, McCoy Zachary 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 Sr. Vice President of 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 10th day of January, 1991.

Commission Expires: 1-11-92

Carla K. Jarrell
Notary Public

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 116 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.

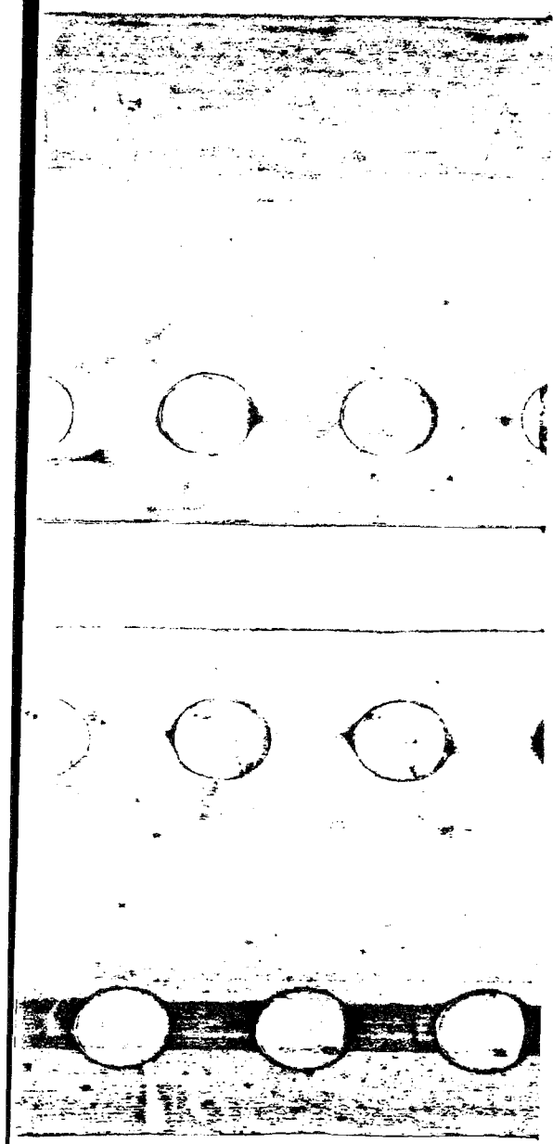
Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and the rules and regulations, all of which the Buyer does assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being 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.

1990 Taxes have been paid as of date of closing and 1991 Taxes were prorated as of date of closing.

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 record 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 6702, page 330, all of record in the Register's Office for Davidson County, Tennessee.

8063 01/24 0101 03CHECK 538.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8281 PAGE 67

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 160000.00
CON TX 528.00
PRFEE 1.00
WDEED 9.00
TOTAL 538.00
CHECK 538.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/91 01 14:29 0001 8063

88294

IDENTIF. REFERENCE

JAN 24 2 31 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 391896