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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30732)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 136000.00

Bernice M. Ratner
Affiant

Sworn and subscribed before me this 15th day of April, 1991.

Christy Wilkins
Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Bernice M. Ratner
100 Braxton Hill Court
Nashville, TN 37204

MORTGAGEE:
Citizens and Southern Mortgage Corporation
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS
131-12-D-6
16DA-40601

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 **Bernice M. Ratner,** 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 6 as set forth in Exhibit "D" to the Master Deed and By-Laws of Braxton Hill Condominiums, of record in Book 7585, page 317, Register's Office for said County, to which Master Deed is incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Union Planters National Bank by quitclaim 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.

Description Reference: Described from information contained in recorded condominium documents.

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, Register's Office for Davidson County, Tennessee.

Notwithstanding the warranty provisions herein, the Grantor's warranties are limited to the acts of Grantor while in title to the described property.

FILED APR 16 11:49 AM 91
DAVIDSON COUNTY

IDENTIF. REFERENCE 07014

This is improved property, known as: 100 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 15th day of April, 1991.

Union Planters National Bank

By: H. Blaine Strock V.P.
H. Blaine Strock, III, Vice-President

5306 04/16 0101 03CHECK 455.80

State of Tennessee
County of Davidson

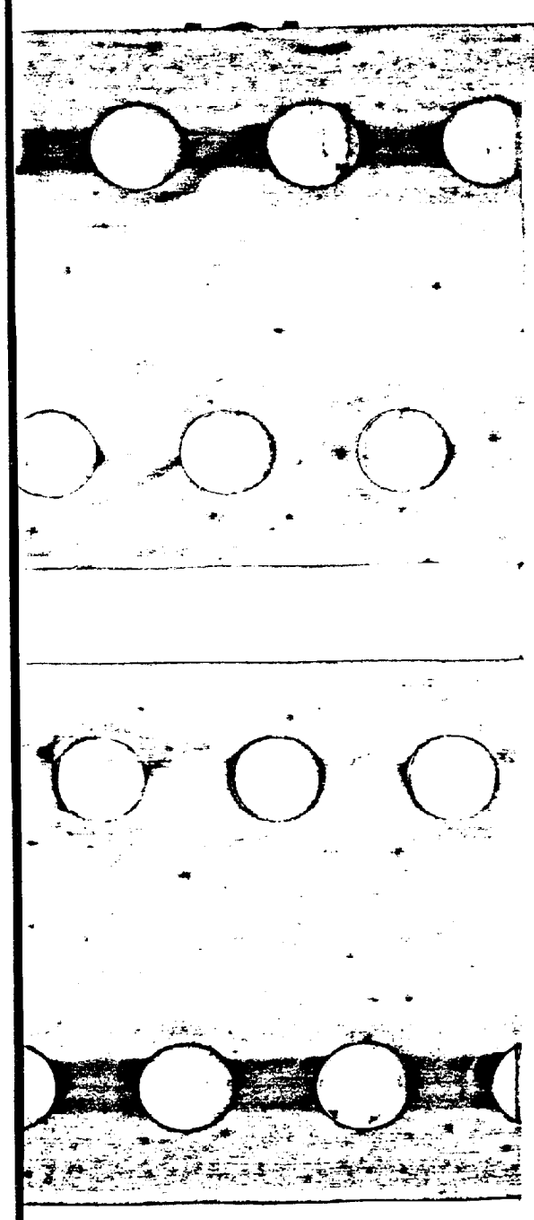
Before me, the undersigned, personally appeared H. Blaine Strock, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Union Planters 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 15th day of April, 1991.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins
Notary Public

My Commission Expires: Oct 9, 1991



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 136000.00
CON TX 448.80
PRFEE 1.00
WDEED 6.00
TOTAL 455.80
CHECK 455.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/18/91 01 11:50 0001 5306

07014

IDENTIF. REFERENCE

APR 15 11 49 AM '91

DAVIDSON COUNTY TN.

No. 413354