Box 58

BOOK 8405 PAGE 308

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
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 $147,500.00.

Don W. Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 1991.

Marshall L. Hix
Notary Public

My Commission Expires:
March 27, 1993

ADDRESS NEW OWNER AS FOLLOWS:
Don W. Grimes
358 Ardsley Place
Nashville, TN 37215

SEND TAX BILL:
First American
National Bank
P. O. Box 241954
Memphis, TN 38124-1954

MAP-PARCEL NUMBER
MAP 131-5C
PARCEL 358. CO

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 Don W. Grimes and wife, Sheryl Grimes, 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

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 23RD day of July, 1991.

FIRST AMERICAN NATIONAL BANK,
NASHVILLE, TENNESSEE

By: _____
McCoy C. Zachry

Its: _____
Sr. Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, McCoy Zachry, 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 Senior 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 23rd day of July, 1991.

_____
Notary Public

My Commission Expires: 5/20/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____ with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 1991.

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

A Part of the Hillsborough Condominiums 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 No. 358 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibitied, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenance thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common element.

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 to the rules and regulations, all of which the Buyer does assume and agrees 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 of Nashville by deed from Justin Wilson, Successor Trustee, of record in Book 7505, page 341, Register's Office for Davidson County, Tennessee.

Taxes for the year 1991, prorated date of closing.

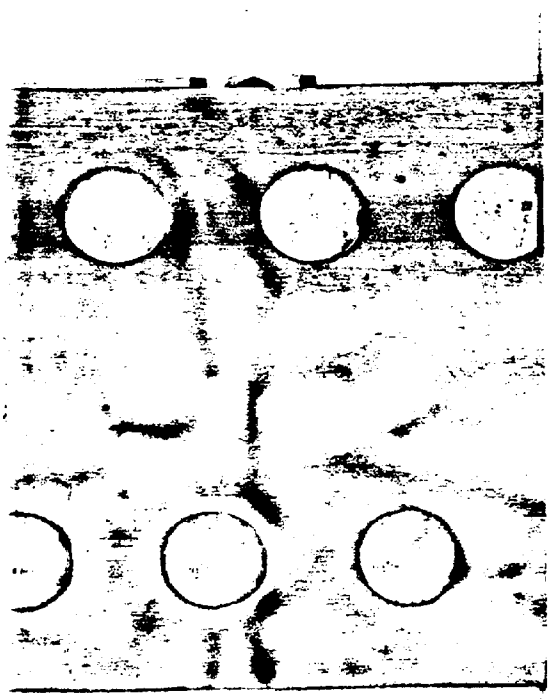
Subject to the restrictive covenants of record in Book 6674, page 583; Easements of record in Book 6702, page 330; Book 4378, page 710; Book 4161, page 814; Book 6229, page 484; Book 4403, page 627; Book 6303, page 601; Book 4377, page 710; the above reference Plan, Master Deed and By-laws, including assessment of association dues.

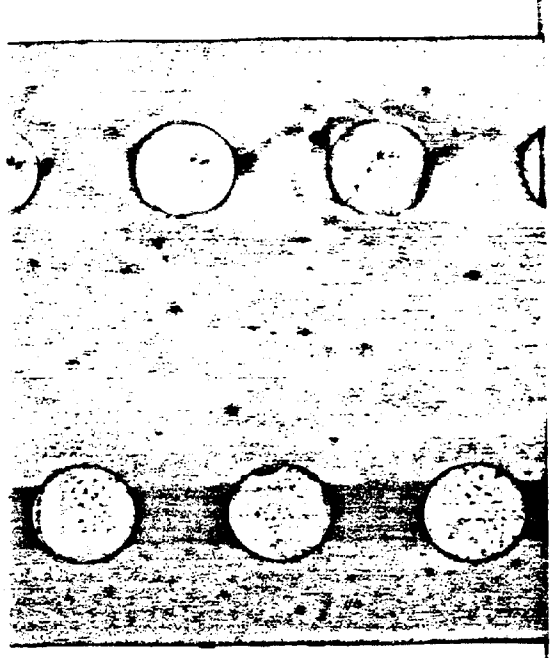
3 3 6 6 3

IDENTIFICATION REFERENCE

JUL 25 1 29 PM '91

4978 07/25 0101 03CHECK 555.75





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8405 PAGE 311

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

147500.00
CON TX 545.75
PRFEE 1.00
WDEED 9.00
TOTAL 555.75
CHECK 555.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/91 01 13:31 0001 4978

336633

IDENTIFICATION REFERENCE

JUL 25 1 29 PM '91

No. 443949