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THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

SEP 27 3 48 PM '96

IDENTIFICATION REFERENCE

5.0 | 4.6

SPECIAL WARRANTY DEED

Name and Address of New Owner:
James W. Carell
P. O. Box 1984
Nashville, Tn 37202

4702 09/27 0101 03CHEC 253.50

Send Tax Bills To:

New Owner

Street Address of Subject Property: **Map-Parcel No:**

Unit 202- 111 Place Condominiums 104-6-J-002.00 CO
111 33rd Avenue, South
Nashville, Tn 37212

For and in consideration of the sum of Ten Dollars and no/100 ($10.00), the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto JAMES W. CARELL, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on **Exhibit "B" attached.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as shown on **Exhibit "B".**

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by or through Grantor. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 23rd day of September, 1991.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

BY: Dianne C. Porter
DIANNE C. PORTER
VICE PRESIDENT

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dianne C. Porter with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Vice President of **First Tennessee Bank National Association**, and that she being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Vice President.

WITNESS my hand and seal, this 23 day of September, 1991.

NOTARY PUBLIC

My commission expires: 3/26/94

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

James W. Caudill

Notary Public

My Commission Expires: 3/26/94

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 45 and the northerly 5 feet of Lot No. 46 on the Plan of The Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County.

Said property adjoins and fronts together 55 feet on the southwesterly margin of 33rd Avenue South and extends back 153 feet on the northwesterly line and 147.5 feet on the southeasterly line to an alley in the rear, measuring 55 feet thereon.

Being the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed from Douglas A. Brace, Substitute Trustee, as of record in Book 8364, page 937, Register's Office for Davidson County, Tennessee.

Also described as Unit No. 202 on the Condominium Site Plan of 111 Place Condominiums, as of record in Book 6200, page 195, Register's Office for Davidson County, Tennessee, Tennessee.

EXHIBIT "B"

1. Master Deed and By-Laws which contain restrictive covenants and other matters of record in Book 6454, page 336, Register's Office for Davidson County, Tennessee.

2. Charter of 111 Place Condominiums Homeowner's Assocation, Inc., as of record in Book 6451, page 366, Register's Office for Davidson County, Tennessee.

3. All matters shown on the recorded plan of record in Book 6200, page 195, Register's Office for Davidson County, Tennessee.



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

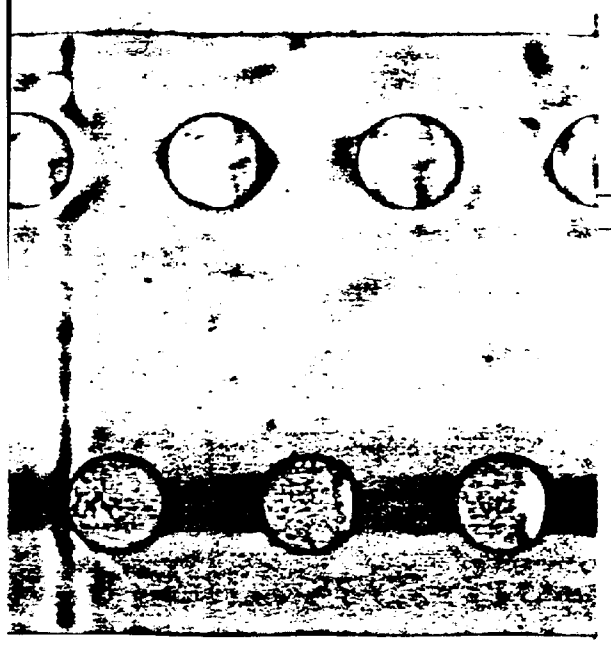
RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/91 01 15:48 0001 4702

5.0 1 4.6.

IDENTIFT REFERENCE

Sep 27 3 40 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 462874