NEW OWNER/ADDRESS:
Dorshire Music, Inc.
900 19th Ave. So., Unit 201
Nashville, TN 37212

TAX BILLS TO:
Dorshire Music, Inc.
same

MAP/PARCEL:
92-16-B
8.00

***** SPECIAL WARRANTY DEED *****

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, NATIONSBANC MORTGAGE CORPORATION OF VIRGINIA, formerly known and doing business as SOVRAN MORTGAGE CORPORATION, has bargained and sold and by these presents does transfer and convey unto the Grantee, DORSHIRE MUSIC, INC., a Tennessee corporation, its successors and assigns, that certain apartment and appurtenances thereto which are a part of real property submitted to a horizontal property regime, same being described as follows:

Land in Davidson County, Tennessee, being Unit 201 on the plan of University Square Condominium Apartments, of record in Book 6900, page 124, Register's Office for said County.

Together with and subject to all of the rights, interests, benefits, privileges, covenants, conditions, easements, reservations, restrictions, liens, limitations, charges, and other provisions set out in the Master Deed and By-Laws for the University Square Condominium Association, of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office; subject also to the Tennessee Horizontal Property Act, as amended, T.C.A. § 66-27-101, et seq.; and subject to the lien of real property taxes for the year 1992, which have been prorated and assumed by the Grantee.

The Grantor's source of title is a Substitute Trustee's Deed from Marilyn Jean Patterson, Substitute Trustee, to Sovran Mortgage Corporation, of record in Book 8158, page 661, said Register's Office, from which instrument the description used herein has been taken.

This is improved property known as 900 19th Ave. So., Unit 201, Nashville, TN 37212.

To have and to hold the above described real property with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, in fee simple forever. Grantor covenants that it is seized and possessed of said land and has a good right to convey it, and Grantor warrants the title against all persons claiming under the Grantor.

In witness whereof, Grantor has caused this instrument to be execued by its duly authorized officer, this 10th day of March, 1992.

NATIONSBANC MORTGAGE CORPORATION
OF VIRGINIA

by: Cathy L. Liguria

Assistant Vice President

9 2 0 1 3 5.

IDENTIFICATION REFERENCE

MAR 13 12 35 PM '92

DAVIDSON COUNTY, TN

$127 03/13 0101 03CHECK 129.10

9202/JJA
030592

STATE OF VIRGINIA)
CITY OF RICHMOND)

Before me, a Notary Public of the State and City above mentioned, personally appeared Cathy L Lequin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant Vice President of NATIONSBANC MORTGAGE CORPORATION OF VIRGINIA, the within named bargainor, a corporation, and that he as such Cathy L Lequin, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and seal, at office in Richmond, Virginia, this 10th day of March, 1992.

My commission
expires: 2-5-93

Jean L Mayer
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration given for this transfer or the value of the property transferred is $33,000.00.

Affiant

Sworn to and subscribed before me this 12 day of March, 1992.

My commission
expires: 11-27-93

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
John J. Archer, Attorney
THOMAS & ARCHER
300 Court Square Building
Nashville, TN 37201

Mail

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8574 PAGE 228

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 6.00
TOTAL 129.10
CHECK 129.10

03/13/92 01 12:37 0001 6127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 1 3 5.

IDENTIFICATION REFERENCE

MAR 13 12 35 PM '92

DAVIDSON COUNTY, TN

No.510560