Box 14

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Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1992.

Notary Public

MY COMMISSION EXPIRES: 3/28/96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GUY ALAN ALFIERI (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	Map 104-6N
407 Rose Hall (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 407
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	26W-10043

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, UNION PLANTERS NATIONAL BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GUY ALAN ALFIERI, UNMARRIED

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 407 on the Plan of Rose Hall Condominiums of record in Plat book 6900, page 379, said Register's Office, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank, now Union Planters National Bank, by deed from William L. Rosenberg, Successor Trustee as of record in Book 8313, page 194, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rose Hall Condominiums, of record in Book 7307, page 760, said Register's Office, and By-Laws of record in Book 7307, page 769, said Register's Office, and is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which

*See back page for continuation

This is unimproved (XX) improved ( ) property, known as 407 Rose Hall, Nashville, TN 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, 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 warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 1st day of May, 19 92

UNION PLANTERS NATIONAL BANK

By: Banking Officer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared _____

Sean D. Hart

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Banking Officer of the UNION PLANTERS NATIONAL BANK a corporation, and that he as such Banking Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Banking Officer.

Witness my hand and official seal at Nashville, Tenn., this 1st day of May, 19 92.

Commission Expires 3/23/96

Notary Public

WARRANTY DEED

FROM

UNION PLANTERS NATIONAL BANK

TO

GUY ALAN ALFIERI, UNMARRIED

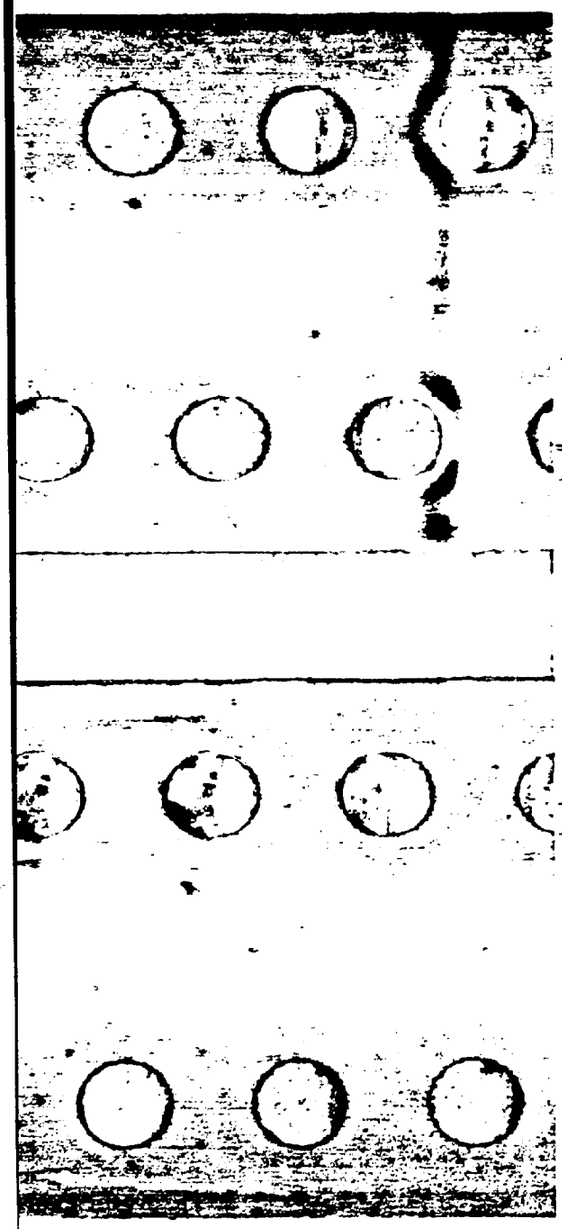
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*have been prorated and assumed by the Grantee(s) herein.

IDENTIF. REFERENCE

07163

FEE 35.00 DIG CHECK 110.40



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 82000.00
				CON TX 303.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 310.40
				CHEQ 310.40
			01	13:36 0001 3217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07163

IDENTIF. REFERENCE

MAY 4 1 36 PM '92

No. 527491