THIS INSTRUMENT PREPARED BY:
John M. Baird
White & Reasor
3305 West End Avenue
Nashville, TN 37203
File Box 42

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Patrick Owen Proctor 641 East Parkway South Memphis, TN 38104	New Owner	104-060-G-7.00

5058 05 12 0101 03CHECK 246.80

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt of which is hereby acknowledged, Galbreath Bros. Plumbing Co., Inc. and Roy S. Jones Construction Co., Inc., hereinafter called "Grantors", have this day bargained and sold, and do hereby transfer and convey unto Patrick Owen Proctor, hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being UNIT No. 107, on the plan of Fairmont Square I, Condominiums, according to the Master Deed of record in Book 6445, Page 612, as amended by Book 6484, page 111, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 310, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the same property conveyed to Galbreath Brothers Plumbing Company, Inc. and Roy S. Jones Construction Company, Inc., by Deed of Record in Book 7292, page 224, Register's Office for Davidson County, Tennessee.

This is improved property known as 107 Fairmont Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

1. 1992 taxes, which have been prorated and assumed by Grantee;

2. Rights of parties in possession under unrecorded leases;

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by

IDENTIF. TREFERENCE
MAY 12 12 21 PM '92
FELIX Z. ... JR. REGISTER
DAVIDSON COUNTY TN.

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the Tennessee "Horizontal Property Act," T.C.A. Sections 66-27-101, et seq., as set forth in the Master Deed recorded in Book 6445, Page 612, as amended by instruments of record in Book 6484, Page 111, and Book 6653, Page 895, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plat recorded in Book 6250, Page 310, Register's Office for Davidson County, Tennessee.

Grantors also transfer hereby all of their rights and obligations under each and every lease affecting the above-described real estate, and Grantee, by the acceptance and recording of this Special Warranty Deed, accept and assume all of such rights and obligations.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 11th day of May, 1992.

"GRANTORS"

GALBREATH BROS. PLUMBING CO., INC.

By: Edward C Galbreath
Title: President

ROY S. JONES CONSTRUCTION CO., INC.

By: Roy S. Jones
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Roy S. Jones, 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 President of the maker or a constituent of the maker [for which he signed] 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 4 day of May, 1992.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Edward C. Galbreath, Jr., 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 President of the maker or a constituent of the maker [for which he signed] 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 11th day of May, 1992.

Notary Public

My commission expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,050.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 11th day of May, 1992.

Notary Public

My Commission Expires:
7-23-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8624 PAGE 411

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 64050.00
CON TX 236.80
PRFEE 1.00
WDEED 9.00
TOTAL 246.80
CHECK 246.80

05/12/92 01 12:24 0001 6056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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MAY 12 12 21 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530272