This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8644 PAGE 72

ADDRESS NEW OWNER:
Karen Stevens Cantrell
Unit 305, 33rd Avenue, South
Nashville, TN 37212

SEND TAX BILL:
To Owner

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 104-06N
GROUP
PARCEL 305C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Its, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Karen Stevens Cantrell, hereinafter called the Grantee, her 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. 305 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 the same property conveyed to Fidelity Federal Bank, a federal savings bank by deed from Vaden Lackey, Jr., Trustee as of record in Book 8313, page 194, Register's Office for Davidson County, Tennessee.

This is improved property known as Rose Hall Condominiums, Unit 305, 33rd Avenue, South, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1992 property which are not yet due and payable.
2. The premises herein insured is a condominium apartment established pursuant 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, as amended, 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, and By-Laws appended thereto of record in Book 7307, page 769, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karen Stevens Cantrell, her heirs and assigns, forever; and I, , do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of June, 1992.

16471

IDENTIF. TREFERENCE

JUN 4 2 58 PM '92

DAVIDSON COUNTY TN.

Union Planters National Bank, a national banking association

by _____
Sean D. Hart, Banking Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sean D. Hart, 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 a Banking Officer of the Union Planters National Bank, a national banking association, 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 and official seal at Nashville, Tennessee, this the 2nd day of June, 1992.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/14/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

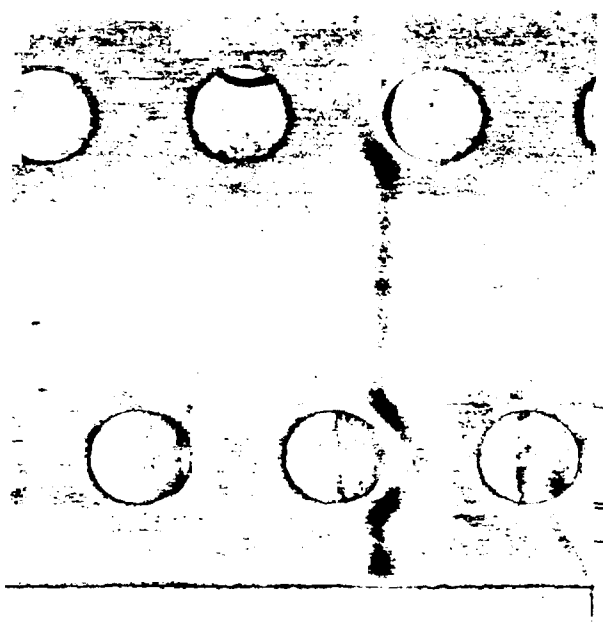
The actual value or consideration, whichever is greater, for this transfer is $ 82,500.00.

Karen Stevens Cantrell
AFFIANT

Subscribed and sworn to before me this 2nd day of June, 1992.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/14/92

06/04 0101 03CHECK 312.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

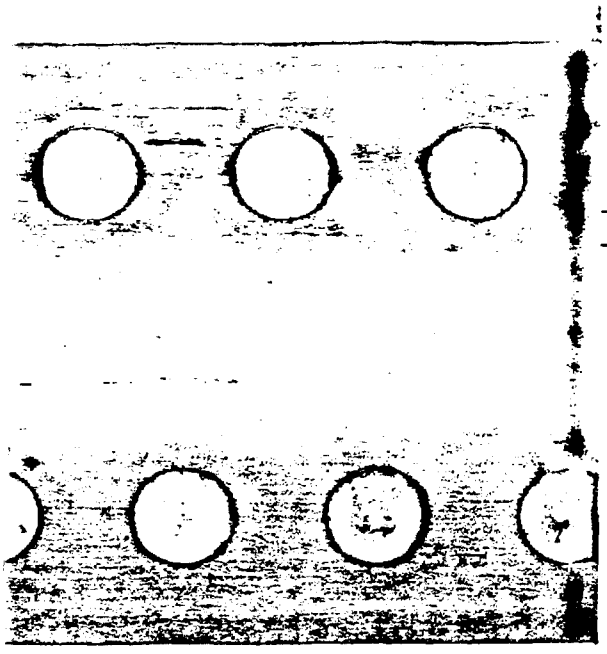
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 6.00
TOTAL 312.25
CHECK 312.25

06/04/92 01 14:57 0001 8020



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 6471

IDENTIF. TREFERENCE

JUN 4 2 58 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 537810