Return to: File Box 25-A Attn: Lori Copeland

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charles Brooks III and Patricia V. Brooks 4111 Legend Hall Drive Nashville, TN 37215	131-1A-147, 7DA70685	Same as Owner

This instrument prepared by: Kim Sheftall Humphries, Third National Bank, Legal Dept., 424 Church Street, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a national banking association (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CHARLES BROOKS III and wife PATRICIA V. BROOKS (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 4111 Legend Hall Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Charles Brooks III
Affiant

Subscribed and sworn to before me this 5th day of August, 1992.

Kim Sheftall Humphries
Notary Public
My Commission Expires: 9/25/92

3476
IDENTIF. REFERENCE
Aug 6 2 00 PM '92

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 5th day of August, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: Steven O. Smith

Title: Asst. V. President

By:

Title: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kim Shoffall Humphries, Notary Public, Steven O. Smith, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Asst. Vice President of Third National Bank in Nashville, a national banking association, and is authorized to execute this instrument on behalf of said association.

Witness my hand at office, this 5th day of August, 1992.

Kim Shoffall Humphries
NOTARY PUBLIC

My Commission Expires: 9/25/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kim R. Copeland, Notary Public, Lynn H. Vandiguff, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of Third National Bank in Nashville, a national banking association, and is authorized to execute this instrument on behalf of said association.

Witness my hand at office, this 5th day of August, 1992.

Kim R. Copeland
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 22, 1993

brooks.swd

Exhibit B

1. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines of shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

2. General or special taxes and assessments required to be paid in the year 1992 and subsequent years.

3. The premises are 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 buildings 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 Legend Hall Condominiums, of record in Book 4934, page 15, amended in Book 7117, page 22, and Book 8155, page 382, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 4934, page 21, as amended in Book 5627, page 846, and Book 5903, page 27, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Book 5200, page 275, Register's Office for Davidson County, Tennessee.

5. The Mortgage Loan Inspection made by Larry L. Campbell, Surveyor, dated April 5, 1989, shows the residence serving premises violates the 5 foot minimum building setback line on the northerly line.

6. Subject to the liens for any unpaid assessments and/or special assessments.

7. Rights of others in and to the common elements.

"EXHIBIT "A"

Land in Davidson County, Tennessee, being certain premises comprised a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4111 in Legend Hall, a Horizontal Property Regime, located at 4111 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the Plan of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Third National Bank in Nashville by deed from Robert N. Buchanan, III, Substitute Trustee of record in Book 8541, page 829, Register's Office for Davidson County, Tennessee.

3408 08/06 0101 03CHECK 942.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8636 PAGE 280

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 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 16.00
TOTAL 942.00
CHECK 942.00

08/06/92 01 15:01 0001 8408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34786

IDENTIF. REFERENCE

AUG 6 2 00 PM '92

DAVIDSON COUNTY TN.

No. 558220