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

BOOK 8751 PAGE 945

ADDRESS NEW OWNER:
Patrick Owen Proctor
2411 Sterling Road
Nashville, Tn 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 85
GROUP 15A
PARCEL 12

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, Walter L. Timmons, Jr. and wife, Joanne L. Timmons, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick Owen Proctor, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 112 on the Plan of Spring Place Condominiums, as described and shown on site layout in Book 6780, page 289, attached to Master Deed for Spring Place Condominiums of record in Book 6780, page 229, and the By-Laws appended thereto of record in Book 6780, page 265, said Register's Office, and addendums thereto, to which reference is hereby made.

Being the same property conveyed to Walter L. Timmons, Jr. by deed from T & C Partnership of record in Book 7627, page 756, Register's Office for Davidson County, Tennessee.

Grantee hereby assumes and agrees to pay the balance of Fifty Nine Thousand One Hundred Seventy One and 84/100 ($59,171.84) which amount is the outstanding principal balance of an indebtedness owed to Union Planters National Bank, and which amount i secured by a Deed of Trust executed by Walter L. Timmons, Jr. and wife, Joanne L. Timmons to Vaden Lackey, Jr., Trustee, of record in Book 7646, page 552, Register's Office for Davidson County, Tennessee.

Grantors Escrow Account with Union Planters National Bank is hereby assigned and conveyed to Grantee.

This is improved property known as 112 Spring Place Drive, Nashville, TN 37203.

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. 1992 property taxes which are not yet due and payable.
2. Master Deed establishing a Horizontal Property Regime of Spring Place Condominiums, of record in Book 6780, page 229.
3. By-Laws appended thereto of record in Book 6780, page 265, Addendum to Master Deed and By-Laws as of

record in Book 7213, page 121, and in Book 7242, page 924, said 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 Patrick Owen Proctor, their heirs and assigns, forever; and Walter L. Timmons, Jr. and wife, Joanne L. Timmons, do covenant with the said Grantee 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 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 our hands this the 30th day of September, 1992.

53029

IDENTIFICATION REFERENCE
OCT 7 3 40 PM '92
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Walter L. Timmons, Jr.

Joanne L. Timmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Walter L. Timmons, Jr. and wife, Joanne L. Timmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 1992.

Notary Public

My Commission Expires: November 21, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,171.84.

AFFIANT

Subscribed and sworn to before me this 30th day of September, 1992.

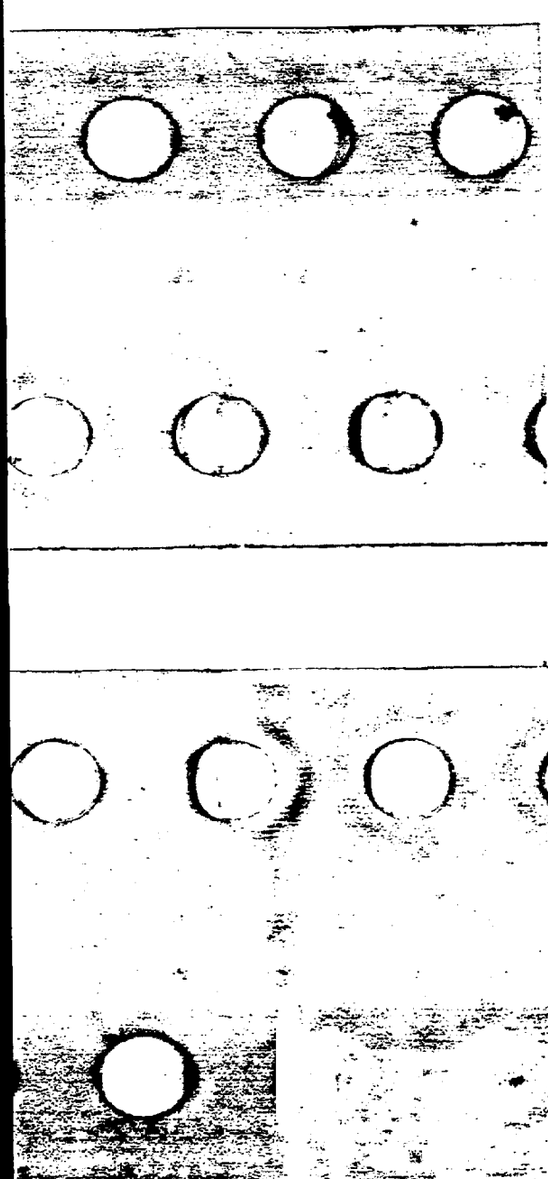
NOTARY PUBLIC
My Commission Expires: November 21, 1992

93 10/07 0101 03CHECK 228.04

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8751 PAGE 947

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 59171.84
				CON TX 219.04
				PRFEE 1.00
				WDEED 8.00
				TOTAL 228.04
				CHECK 228.04

10/07/92 01 15:41 0001 8658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53029

IDENTIFICATION REFERENCE

OCT 7 3 40 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 578188