BOK 50

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8762 PAGE 690

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| J. Terry Higgins, Jr. and<br>130 Windsor Drive<br>Nashville, Tn 37205 | SAME | Map 104-11A<br>Parcel 54 |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, UNION PLANTERS NATIONAL BANK, a national banking association (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said J. Terry Higgins, Jr. and Mark Higgins (the "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being unit No. D-6, Parcel No. 54, of The Villager West Condominiums, as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Union Planters National Bank (a/k/a Fidelity Federal Bank, F.S.B.) by Successor Trustee's Deed of record in Book 8597, page 420, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. The Plan of record in book 5210, page 174, Register's Office for Davidson County, Tennessee.
2. Master Deed establishing a Horizontal Property Regime of Villager West Condominiums, of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5452, page 460, said Register's Office.

This is improved property known as 2134 Fairfax Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 16TH day of OCTOBER, 1992.

6640

IDENTIFICATION REFERENCE

20 3 58 PM '92

A. L. WILSON II REGISTER
DAVIDSON COUNTY, TN

Union Planters National Bank

By: _____

Its: ASSISTANT VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L. MOORE, a Notary Public of said county and state, 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 ASST. VICE PRESIDENT of 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, at office, this 16TH day of October, 1992.

_____
Notary Public

My Commission Expires: Nov. 21, 1992

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,500.00.

_____
Affiant

Subscribed and sworn to before me this 16TH day of OCTOBER, 1992.

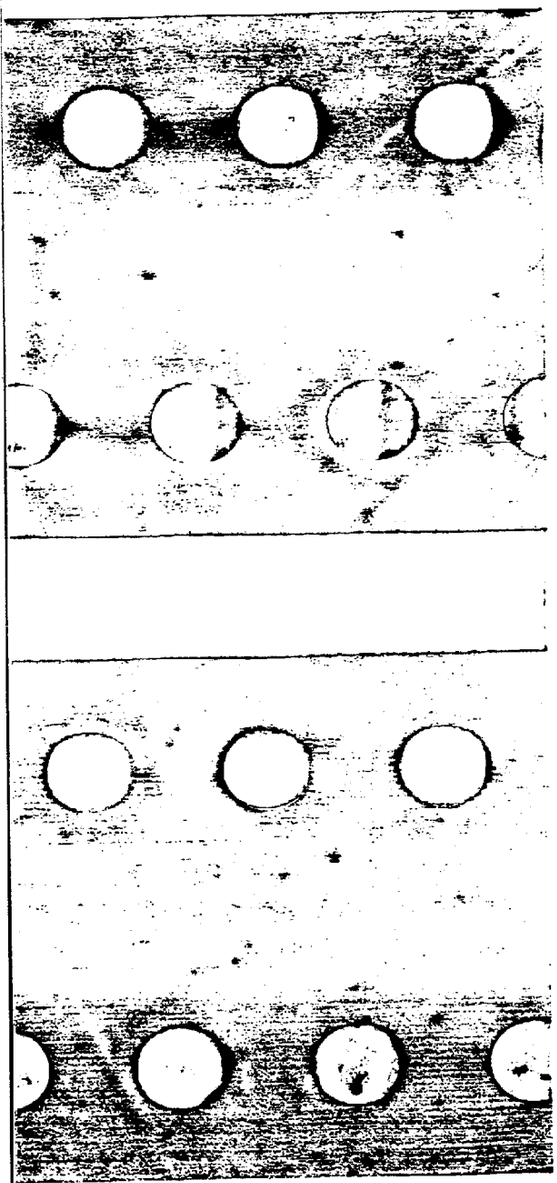
_____
Notary Public

My Commission Expires:

NOTARY PUBLIC
STATE OF TENNESSEE
LARGE
NOV 21 1992

27152 10/20/92-11:01 03CHECK 84.85

This instrument was prepared by



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8762 PAGE 692

| | | |
|---|---|---|
| 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 20500.00 |
| | | | | CON TX 75.85 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 84.85 |
| | | | | CHECK 84.85 |
| | | | 10/20/92 01 | 15:53 0001 2715 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5664 0

IDENTIFICATION REFERENCE

OCT 20 3 52 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582178