B07 50
96252

IDENTIFICATION REFERENCE

MAR 1 1 49 PM '93

DAVIDSON COUNTY, TN

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
R. Douglas Derrick	Third National Bank	Map 104-06-0-N
Christine C. Derrick	P.O. Box 305110	Parcel 301
110 33rd Avenue, South	Nashville, TN 37230-5110	
Unit 301, Rose Hall Condos		
Nashville, TN 37212		

BOOK 8876 PAGE 134

SPECIAL WARRANTY DEED 0009 03/01 0101 03CHECK 312.40

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 R. Douglas Derrick and wife, Christine C. Derrick (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit 301, 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 made for a more complete description.
>
> Being the same property conveyed to Union Planters National Bank by Successor Trustee Deed from Guilford F. Thornton, Jr., Successor Trustee, of record in Book 8821, page 727, Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

1. 1993 Property Taxes which are not yet due and payable.
2. Master Deed establishing a Horizontal Property Regime of Rose Hall Condominiums, of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 7307, page 769, said Register's Office.
4. The Plan of record in Book 6900, page 379, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate and certain easements and setback lines.

This is improved property known as 110 33rd Avenue, South, Unit 301, Rose Hall Condominiums, Nashville, TN 37212

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 successors 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 successors 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 25th day of February, 1993.

UNION PLANTERS NATIONAL BANK,
a national banking association

By: _____
Sean D. Hart
Its: Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, 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 as the Banking Officer 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 25th day of February, 1993.

_____
Notary Public

My Commission Expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00 .

_____
Affiant

Subscribed and sworn to before me this 25th day of February, 1993.

_____
Notary Public
My Commission Expires: 7/27/96



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

RECEIVED OF _____

FOR _____

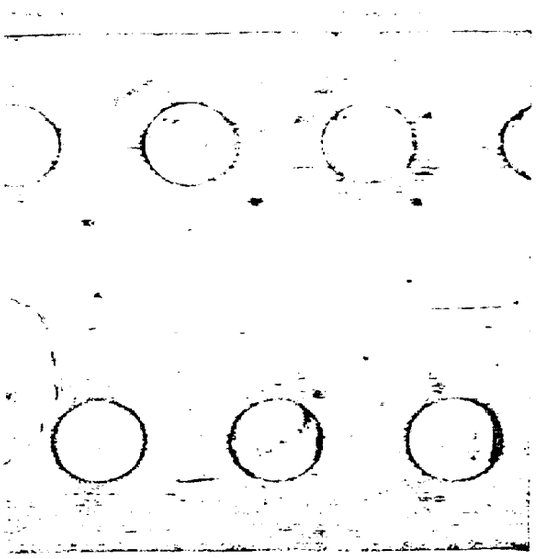
BOOK 8876 PAGE 136

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	82000.00
CON TX	303.40
PRFEE	1.00
MTEED	8.00
TOTAL	312.40
CHECK	312.40

03/01/93 01 13:47 0001 8009



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96252

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MAR 1 1 49 PM '93

DAVIDSON COUNTY, TN

No. 625597