Box 58

BOOK 8876 PAGE 287

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100, 11th Floor
First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,900.00

James E. McElhaney, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 1993.

Notary Public

My Commission Expires: 11/27/93

96 29 6.

IDENTIFICATION REFERENCE

MAR 1 2 18 PM '93

DAVIDSON COUNTY, TN

ADDRESS NEW OWNER AS FOLLOWS:
James E. McElhaney, Jr.
418 Summit Ridge Place
Nashville, Tennessee 37215

SEND TAX BILL:
New Owner
418 Summit Ridge Place
Nashville, TN 37215

MAP-PARCEL NUMBER
Map 131-5B
Parcel 418

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, UNION PLANTERS NATIONAL BANK, SUCCESSORS BY MERGER TO FIDELITY FEDERAL BANK, FSB, NASHVILLE, TENNESSEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. MCELHANEY, JR. AND RACHEL ELLEN ANDERSON, BOTH SINGLE PERSONS, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
WHICH IS INCORPORATED HEREIN.

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, his heirs and assigns, forever. And we, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land, 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

specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of February, 1993.

LENDER/GRANTOR:
UNION PLANTERS NATIONAL BANK,
SUCCESSORS BY MERGER TO
FIDELITY FEDERAL BANK, FSB

By: _____
Sean D. Hart

Its: _____
Banking Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, 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 the Banking Officer of 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 26th day of February, 1993.

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/27/93

Land in Davidson County, Tennessee, being Unit No. 418 on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, said Register's Office and as Exhibit "D" to Master Deed of record in Book 6841, page 390, 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 its successors and assigns, by Successor Trustee's Deed of record in Book 8235, page 946, Register's Office for Davidson County, Tennessee. Union Planters National Bank Successor's by Merger to Fidelity Federal Bank, FSB.

This conveyance is made subject to the Plan of record in Book 5050, page 30 and as Exhibit "D" to Master Deed of record in Book 6841, page 390, Register's Office for Davidson County, Tennessee; Master Deed of Four Seasons Condominiums of record in Book 6841, page 349 and amended in Book 6847, page 122, said Register's Office; By-Laws of record in Book 6841, page 376, said Register's Office; Consent of Four Seasons Homeowner's Association to Easement Agreement of record in Book 6869, page 162 and re-recorded in Book 6870, page 966 and Easement Agreement of record in Book 7776, page 899, said Register's Office; all terms, conditions and obligations contained in the Easement dated June 10, 1977, of record in Book 5158, page 230, said Register's Office; all terms, conditions and obligations contained in the Sale and Assignment of Option dated July 11, 1977, of record in Book 5388, page 503, said Register's Office; all terms, conditions and obligations contained in the Warranty Deed dated May 30, 1974, of record in Book 4821, page 20, said Register's Office; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office; an Ingress-Egress Easement, Public Utility Easement "A" and Public Utility Easement "B" all as described in Book 5158, page 851, said Register's Office; Engineer's Report of record in Book 6847, page 125, said Register's Office; and all other restrictions, encumberances or liens of any nature, including Homeowner's Association dues. Taxes for the current year have been prorated day of close and assumed by the Grantees.

The above legal description is the same as used in the prior deed.

3098 03/01 01:01 03CHECK 182.33



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

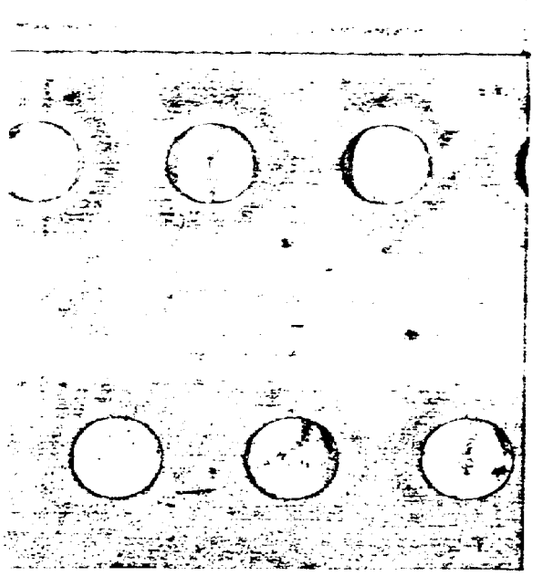
RECEIVED OF _____

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 45900.00
CON TX 169.83
PRFEE 1.00
WDEED 12.00
TOTAL 182.83
CHECK 182.83

03/01/93 01 14:16 0001 8056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96296

IDENTIFICATION REFERENCE

MAR 1 2 18 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 625643