Box 12 cw

BOOK 8928 PAGE 574

AFTER RECORDING RETURN TO:
Walker Lansden Dortch & Davis
511 Union St. Suite 2100
Nashville, Tn 37219-1760

Prepared by: Out of State
Kennedy Covington Lobdell & Hickman (JXC)
100 N. Tryon St., Suite 4200
Charlotte, NC 28202-4006

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
Richard Lamar Herron 350 Summit Ridge Circle Nashville, TN 37215	~~Richard Lamar Herron~~ ~~350 Summit Ridge Circle~~ ~~Nashville, TN 37215~~ NATIONS BANK MTS. CORP. P.O. Box 353 Louisville, Ky. 40201-0353	131-5-B Par. 350

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Stephen C Bahn
Affiant (Grantee)

Subscribed and sworn to before me, this the 26th day of April, 1993.

Carol R Richey
Notary Public

[Official Seal]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CARROLL

My Commission Expires: 1/25/97

SPECIAL WARRANTY DEED

NATIONSBANK OF TENNESSEE, N.A., formerly known as NationsBank of Tennessee, successor by merger to Sovran Bank/Tennessee, ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto RICHARD LAMAR HERRON, ("Grantee") in fee simple, their heirs and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY PETROLEUM HYDROCARBONS, RADON GAS OR HAZARDOUS MATERIALS, SUBSTANCES OR WASTES AS DEFINED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. EXCEPT FOR THE LIMITED WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, Grantee agrees to and accepts all of the foregoing matters.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 22nd day of April, 1993.

[corporate seal]

ATTEST:

Secretary

NATIONSBANK OF TENNESSEE, N.A.,
a national banking association

By: AMRESCO INSTITUTIONAL, INC.
a Delaware corporation, its
attorney-in-fact

By: _____
Name: Linda E. Landers
Title: Authorized Representative

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Dora H. Noyes, a Notary Public for said County and State, do certify that Deborah K. Wright, personally appeared before me this day and acknowledged that he/she is the Assistant Secretary of AMRESCO Institutional, Inc., a Delaware corporation ("AMRESCO"), as attorney-in-fact for NATIONSBANK OF TENNESSEE, N.A., and that by authority duly given and as the act of AMRESCO, as attorney-in-fact for NATIONSBANK OF TENNESSEE, N.A., the foregoing instrument was signed in its name by its Authorized Representative, sealed with its corporate seal, and attested by himself/herself as its Assistant Secretary, and the said Deborah K. Wright, as Assistant Secretary of AMRESCO, being by me duly sworn, says that (i) AMRESCO executed the foregoing and annexed instrument for and on behalf of NATIONSBANK OF TENNESSEE, N.A., (ii) that AMRESCO's authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 8837, at Page 663 in the Office of the Register's Office for Davidson County, Tennessee, on the 11th day of January, 1993, and (iii) this instrument was executed under and by virtue of the authority given by said instrument granting AMRESCO power of attorney.

I do further certify the said Deborah K. Wright, as Assistant Secretary of AMRESCO, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of NATIONSBANK OF TENNESSEE, N.A.

Witness my hand and official seal, this the 22nd day of April, 1993.

[NOTARIAL SEAL]

Dora H. Noyes
Notary Public

My Commission Expires:
My Commission Expires February 7, 1998

ATTEST:

Secretary

EXHIBIT A

LAND

Land in Davidson County, Tennessee, being Apartment Unit No. 350 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, page 349, and amended in Book 6847, page 122, Register's office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominium shown as Exhibit "D" to said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to SOVRAN BANK/TENNESSEE by deed of record in Book 8517, page 722, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of parties in possession.

2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, subdivision, building and zoning ordinances.

3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; or 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

5. Any and all leases, if any, and rights of parties therein.

6. Taxes and assessments for the year of closing and subsequent years and subsequent assessments for prior years due to a change in use or ownership.

7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

8. All matters which would be disclosed by a personal inspection of the Property or by a current, accurate, physical survey of the Property.

9. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Four Seasons Condominium, and the By-Laws appended thereto, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, in the Register's Office for Davidson County, Tennessee (the "Register's Office").

10. All matters as shown on the Plan of Record in Book 5050, Page 30, in the Register's Office.

11. All matters as shown on the plan attached as Exhibit "D" to the Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, in the Register's Office.

12. Engineer's Report of record in Book 6847, Page 125, in the Register's Office.

13. Ingress-Egress and Public Utility Easements as described in Book 5158, Page 851, in the Register's Office.

14. Easement Agreement of record in Book 6869, Page 157, in the Register's Office, and the consent thereto, of record in Book 6869, Page 162, as re-recorded in Book 6870, Page 966, in the Register's Office.

15. Easement Agreement of record in Book 7776, Page 899 in the Register's Office.

16. Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office.

17. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Master Deed set forth as Exception No. 9, above.

18. All terms, conditions and obligations contained in the deed of record in Book 4821, Page 20 in the Register's Office.

19. All terms, conditions and obligations contained in the Sale and Assignment of Option of record in Book 5388, Page 503, in the Register's Office.

20. Subject to the provisions and requirements of the Tennessee "Horizontal Property Act" as set out in T.C.A. Section 64-2701, et. seq.

Initials

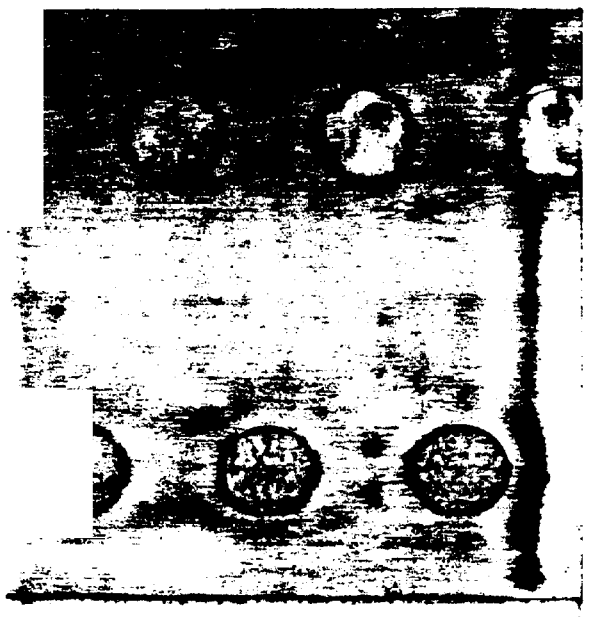
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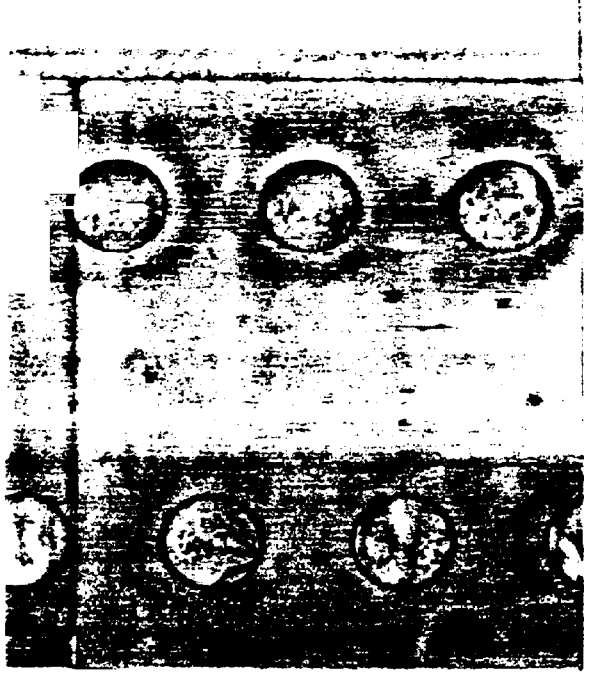
IDENTIFICATION REFERENCE

APR 28 11 22 AM '93

DAVIDSON COUNTY, TN

0017 04/28 0101 03CHECK 206.60





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

RECEIVED OF _____

FOR _____

BOOK 8928 PAGE 581

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	48000.00
			CON TX	177.60
			PRFEE	1.00
			WDEED	28.00
			TOTAL	206.60
			CHECK	206.60
04/28/93	01		11:20 0001	0017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 1-13639

APR 28 11 22 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 644713