THIS INSTRUMENT PREPARED BY:

CHERNAU, MILAM & WEISS, P.C.
Third National Financial Center
424 Church Street, Suite 1350
Nashville, Tennessee 37219

File in Box 14

9168-2

ADDRESS NEW OWNER AS FOLLOWS:

Carolyn Keen
108 Churchill Crossing
Nashville, TN 37210

SEND TAX BILLS TO:

Third National Bank
201 4th Ave., North
Nashville, TN 37219

MAP-PARCEL NOS.

Map 034-03-0-B
Parcel 108CO
10D-52002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Carolyn Keen
Affiant

Subscribed and sworn to before me this 1st day of July, 1993.

Notary Public

My commission expires: 9/12/95

39120
IDENTIFICATION REFERENCE

93 JUL -3 PM 1:44

SPECIAL 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, the undersigned **Sovran Mortgage Corporation N/K/A Nations Bank of Tennessee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carolyn Keen** hereinafter called the Grantee, her 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. 108, Churchill Crossing Condominiums, a Condominium, as recorded in the Master Deed of record in Book 7792, page 915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sovran Mortgage Corporation N/K/A Nations Bank of Tennessee by Substitute Trustee's deed from Dyke Tatum, Substitute Trustee, as of record in Book 8571, page 969, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Churchill Crossing, Madison, Tennessee 37115.

This conveyance is subject to the following:

1. Charter of Churchill Crossing Homeowners Association, Inc. of record in Book 7403, Page 712, amended in Book 7595, Page 966 and Book 7788, Page 924, said Register's Office;

2. By-Laws of Churchill Crossing Homeowners' Association, Inc., of record in Book 7792, Page 938, said Register's Office;

3. Master Deed of Churchill Crossing Condominiums, of record in Book 7792, Page 915, amended in Book 7804, Page 616 and Book 7845, Page 540, said Register's Office;

4. The Plan of record as shown on the Exhibit "A" to the Master Deed in Book 7792, Page 915, amended in Book 7804, Page 616 and Book 7845, Page 540, said Register's Office; and

5. All matters as shown on the Boundary Plant of Churchill Crossing of record in Book 7900, Page 25, said Register's Office.

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, her heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and the Grantor does further covenant and bind itself, its successors and assigns, 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 claiming by, through or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of July, 1993.

Sovran Mortgage Corporation
N/K/A Nations Bank of Tennessee

By: _____
Title: Robert Thornton, Vice President

By: _____
Title: Jack Ambach, Asst. Vice President

STATE OF Kentucky)
)
COUNTY OF Jefferson)

1762 07/08 0101 03CHECK 134.80

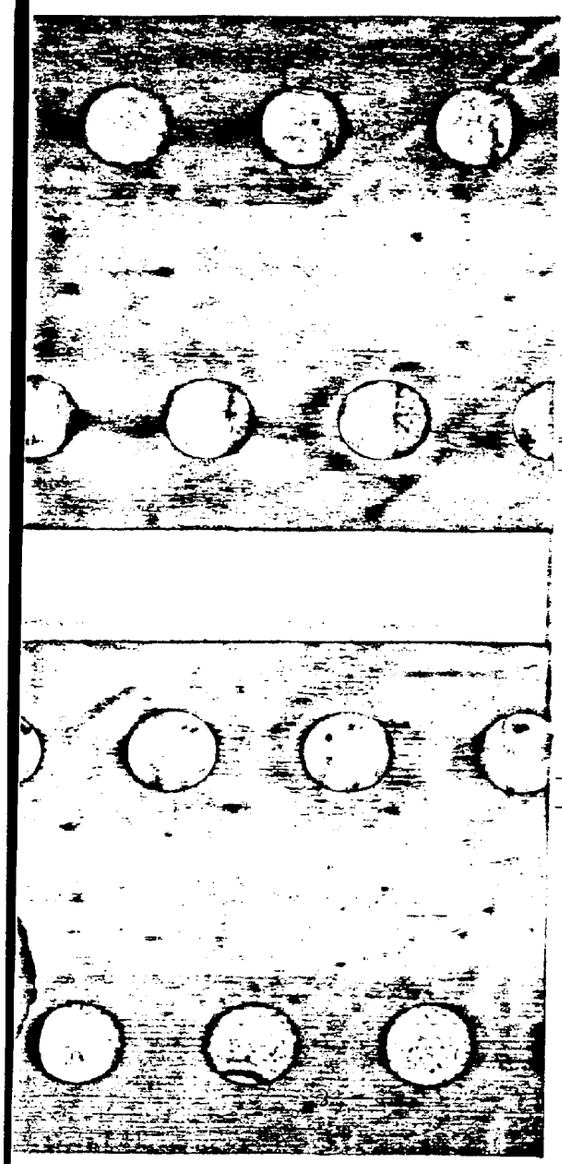
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Thornton, V.P., & Jack Ambach, Asst. V. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged theirself to be the V.P., & Asst. V.P., of Sovran Mortgage Corporation N/K/A Nations Bank of Tennessee, and that they as such V.P., & Asst. V.P., _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by theirself this 1st day of July, 1993.

Witness my hand and official seal this 1st day of July, 1993.

_____
NOTARY PUBLIC
Notary Public, State at Large, KY.
My commission expires Dec. 20, 1995

My Commission Expires: _____

KEEN.WL



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

RECEIVED OF _____

FOR _____

BOOK 9009 PAGE 23

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	34000.00
			CON TX	125.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	134.80
			CHECK	134.80
07/08/93	01		13:45 0001	1762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39120
IDENTIF. & REFERENCE

93 JUL -8 PM 1:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 672206