56737

IDENTIF. ↑ REFERENCE

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

93 AUG 27 PM 4:04

REGISTER
DAVIDSON CO. TN.

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| Shannon Fee<br>123 Park Circle Unit #24<br>Nashville, Tennessee 37205 | BancBoston Mortgage Corporation<br>7301 Baymeadows Way<br>Jacksonville, Fl. 32256 | Map 104-09-G<br>Parcel 24 CO |

SPECIAL WARRANTY DEED BOOK 9060 PAGE 853

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, BancBoston Mortgage Corporation existing under the laws of the State of Florida and having its principal place of business at 7301 Baymeadows Way, Jacksonville, Florida 32256, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Shannon Fee, a married person (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 24, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, of record in Book 6809, pages 610-620, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.06078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums, of record in Book 6809, page 569, in said Registers' Office.
>
> Being the same property conveyed to BancBoston Mortgage Corporation by Substitute Trustee's Deed from Joe M. Kirsch, Substitute Trustee, of record in Book 8710, page 444, Register's Office for 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 Park Circle Condominiums, of record in Book 6809, page 569, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 6809, pages 610-620, Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 4879, page 460, and Book 5967, page 451, Register's Office for Davidson County, Tennessee.

5. Easement for abutting property owners to use an alley contained in an instrument of record in Book 465, page 570, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

7. Rules and Regulations of Park Circle Condominiums Homeowners Association, of record in Book 8834, page 727, Register's Office for Davidson County, Tennessee.

8. The lien for special assessments contained in the Master Deed.

This is improved property known as 123 Park Circle Court, Nashville, Davidson County, Tennessee 37205.

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 August 1993.

ATTEST:

Sandra D. Cooper
Assistant Secretary

BANCBOSTON MORTGAGE CORPORATION

By: Vernon F. McDaniell
Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Vernon F. McDaniell and Sandra D. Cooper, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Assistant Secretary respectively of BancBoston Mortgage Corporation the within named bargainor, a corporation, and that they as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Vernon F. McDaniell as such Vice President, and attesting the same by the said Sandra D. Cooper as such Assistant Secretary.

Witness my hand and official seal at office at Jacksonville, Florida, on this 28th day of July, 1993.

Rachel A. Bond
Notary Public

My Commssion Expires: _____

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: August 25, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA
COUNTY OF DUVAL

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00.

Vernon F. McDaniell
Affiant Vernon F. McDaniell

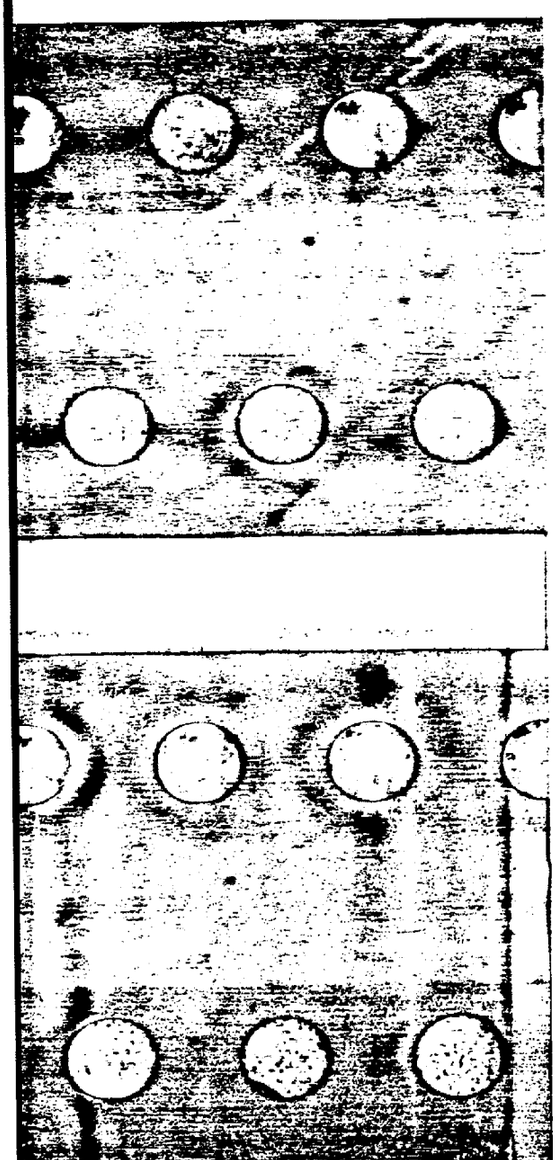
Subscribed and sworn to before me this 28th day of July, 1993.

Rachel A. Bond
Notary Public

My Commission Expires: _____

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: August 25, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

4899 08/27 0101 03CHECK 264.00



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

RECEIVED OF _____

FOR _____

BOOK 9060 PAGE 853

| | | |
|---|---|---|
| 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 68000.00 |
| | | | | CON TX 251.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 264.60 |
| | | | | CHECK 264.60 |
| 08/27/93 | 01 | | | 16:04 0001 4899 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56737
IDENTIF. # REFERENCE

93 AUG 27 PM 4:04

REGISTER
DAVIDSON COUNTY, TN.

No. 691189