59148

IDENTIF. & REFERENCE

Box80
TC

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

93 SEP -2 PM 2:40

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9069 PAGE 315

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
W.O. Tirrill, IV 132 Park Circle Unit #31 Nashville, Tennessee 37205	BancBoston Mortgage Corporation 7301 Baymeadows Way Jacksonville, Fl. 32256	Map 104-09-G Parcel 31 CO

SPECIAL WARRANTY DEED

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 W.O. Tirrill, IV, an unmarried man (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. 31, 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 462, 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 132 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 27th 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.

RACHEL A. BOND NOTARY PUBLIC STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF DUVAL

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

Vernon F. McDaniell
Affiant Vernon F. McDaniell

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

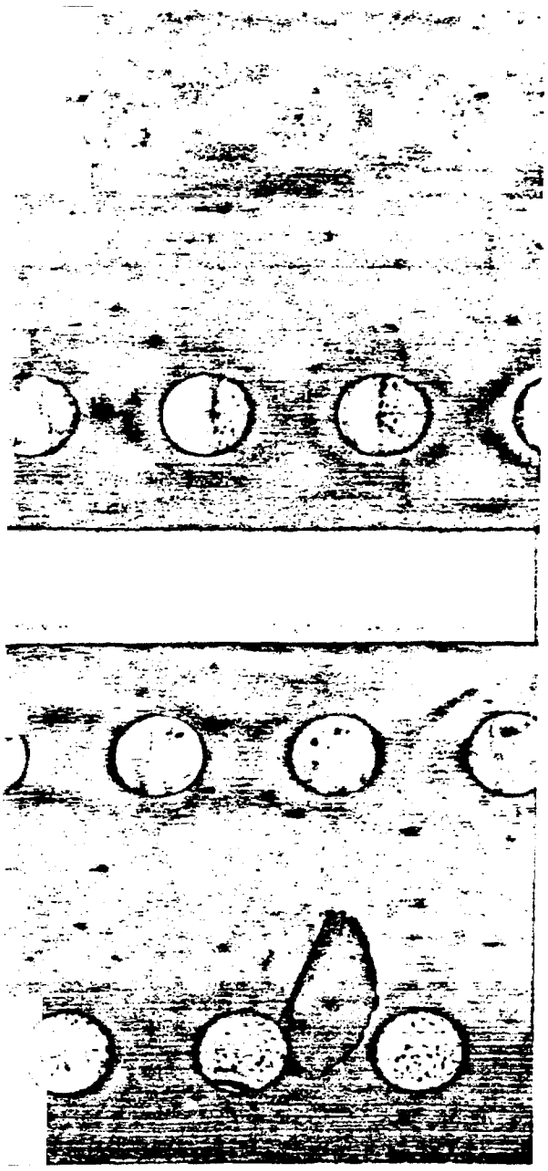
Rachel A. Bond
Notary Public

My Commission Expires: _____

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

RACHEL A. BOND NOTARY PUBLIC STATE OF FLORIDA

12B4 09/02 0101 03CHECK 272.00



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

RECEIVED OF _____

FOR _____

BOOK 9069 PAGE 318

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	70000.00
DON TX	259.00
PRFEE	1.00
WDEED	12.00
TOTAL	272.00
CHECK	272.00

09/02/93 01 14:39 0001 1284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59148
IDENTIF. ↑ REFERENCE

93 SEP -2 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693757