S P E C I A L
W A R R A N T Y D E E D

This Indenture made this 8th day of April, 1994 between **Union Planters National Bank, formerly known as Fidelity Federal Savings and Loan Association of Tennessee**, as GRANTOR, and **Linda A. Rowland**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Davidson, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee being Townhouse No. 34, Building No. 5, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouse, Phase 1, as of record in Book 4460, page 79, and revised in Book 4460, page 88, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee by Successor Trustee's Deed dated May 18, 1990, recorded May 18, 1990, Book 8112, page 302, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and posessed of said land in fee simple, have a good right to convey it, and said grantor does hereby specially warrant the title to said grantor does hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, by, through, or under the grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Union Planters National Bank

Sean D. Hart

38161
IDENTIF. & REFERENCE

94 APR 12 AM 10:34
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

Map & Parcel Nos.: 136-03-0-A-034.00 CO

Address New Owners:

Linda A. Rowland
4000 Anderson Road, #34
Nashville, TN 37217

Send Tax Bills To:

America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA 91109

94 0412 0101 03CHECK 201.40

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sean D. Hart, Banking Officer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Banking Officer of the Union Planters National Bank, a Corporation, and that he as such Banking Officer executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Banking Officer. Witness my hand and official seal this 8th day of April, 1994.

Melissa McBroom
Notary Public

My Commission Expires: 6/22/95



STATE OF Tennessee
COUNTY OF Davidson

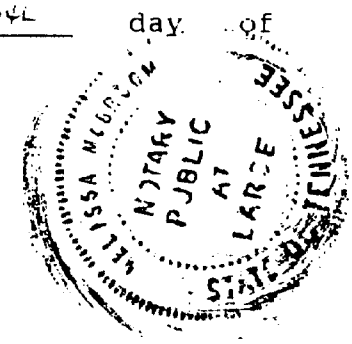
The actual consideration or value, whichever is greater, for this transfer is $52000.

UPNB
Affiant

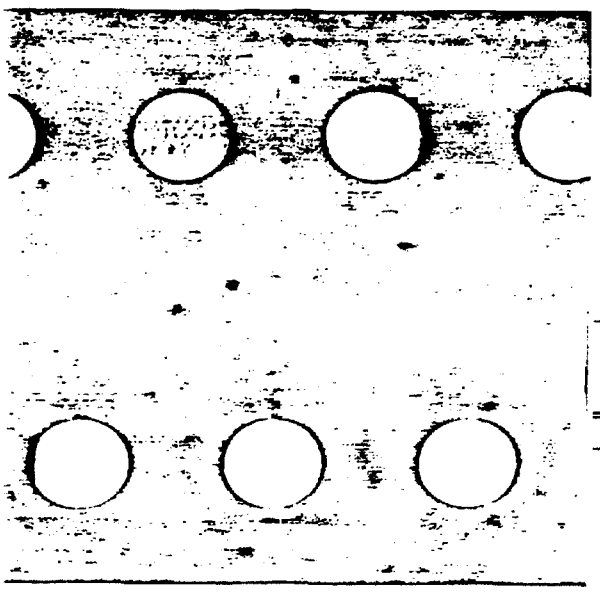
Subscribed and sworn to before me this 8th day of April, 1994.

Melissa McBroom
Notary Public

My Commission Expires: 6/22/95



THIS INSTRUMENT PREPARED BY:
Equity Search, Inc.
2323 Hillsboro Road, Suite 507
Nashville, Tennessee 37212



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

RECEIVED OF _____

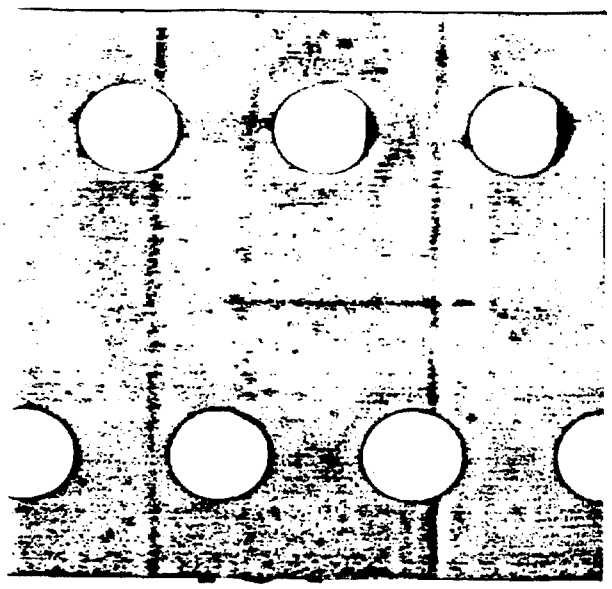
FOR _____

BOOK 9309 PAGE 521

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	52000.00
			CON TX	192.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	201.40
			CHECK	201.40

04/12/94 01 10:35 0001 3087



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38161
IDENTIF. & REFERENCE

94 APR 12 AM 10:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 778302