Box 58

BOOK 9343 PAGE 631

49578

IDENTIFICATION REFERENCE

94 MAY 12 PM 2:40

REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100, 11th Floor
First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 1994.

Notary Public

My Commission Expires:
3/23/96

NOTARY PUBLIC LAKE STATE OF TENNESSEE

ADDRESS NEW OWNER AS FOLLOWS:
Michael L. Joyce
249 Donelson Hills Drive
Nashville, TN 37214

SEND TAX BILL:
Same

MAP-PARCEL NUMBER
Map 131-5CO
Parcels 505 & 507

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FIRST AMERICAN NATIONAL BANK, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MICHAEL L. JOYCE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
WHICH IS INCORPORATED HEREIN.

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, its successors and assigns, forever. And GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTEE does further covenant and bind itself, its successors and representatives to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to

the said GRANTEE, its successors and assigns, against the lawful claims of all persons, whomsoever, but not otherwise, it being the intent of the GRANTOR to convey only such title as it received.

Whenever used, the singular number shall include the plural, the plural number shall include the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of May, 1994.

GRANTOR:
FIRST AMERICAN NATIONAL BANK

By: _____
McCoy C. Zachry

Title: S.V.P.
Senior Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

5535 05/12 0101 03CHECK 198.00

Before me, the undersigned, a Notary Public, McCoy C. Zachry, personally appeared with whom I am acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of First American National Bank or a constituent of the Maker and is authorized by First American National Bank or by its constituent, the constituent being authorized by the First American National Bank, to execute this instrument on behalf of the First American National Bank.

Witness my hand, at office, this 11th day of May, 1994.

_____
Notary Public

My Commission Expires: 3/23/96

Exhibit "A"

A part of the Hillsborough Condominiums tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee; said part hereby conveyed being:

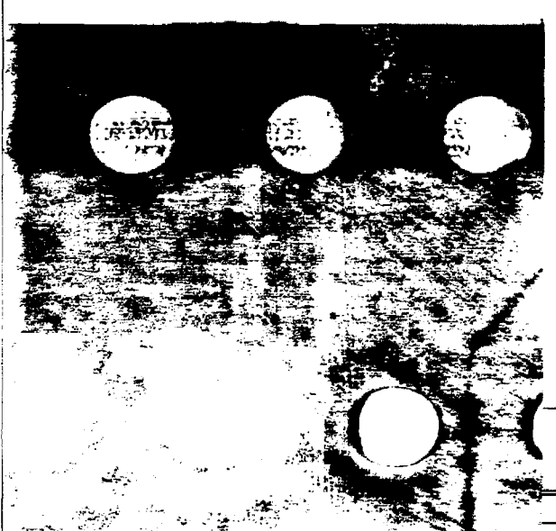
Unit Nos. 505 and 507 on the said section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenance thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common element.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Buyer does assume and agrees to observe and perform, including, but not limited to the payment of assessments.

Being part of the same property conveyed to First American National Bank of Nashville, by deed from Justin P. Wilson, Successor Trustee, of record in Book 7505, page 341, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 6250, page 699; Restrictive Covenants of record in Book 6674, page 583; the terms and conditions set forth in the Master Deed of record in Book 6822, page 721; Easements of record in Book 6702, page 330; Book 4378, page 710; Book 4161, page 814; Book 6229, page 484; Book 4403, page 672; Book 6303, page 601; Book 4377, page 710; 20 foot sewer easement across southwest corner and taxes for the current year which have been prorated day of close and assumed by the Grantees.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9343 PAGE 634

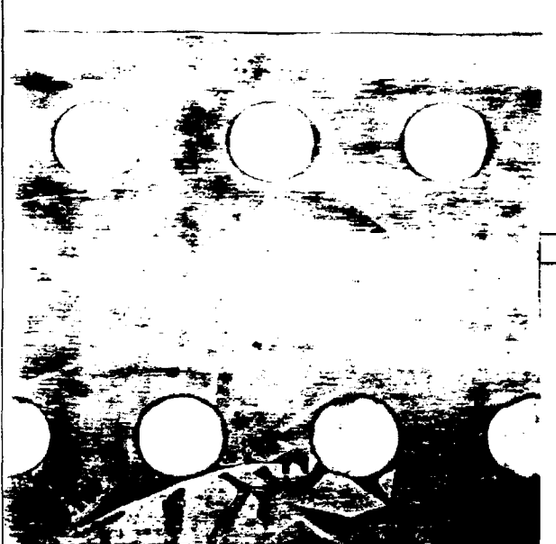
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

05/12/94 01 14:48 0001 5535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49578
IDENTIF. & REFERENCE

94 MAY 12 PM 2:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 790571