BOOK 9380 PAGE 362

SPECIAL WARRANTY DEED

This Instrument Prepared By:
Sidwell and Barrett, P.C.
212 East Main Street
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.

Tony Sidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 1994.

NOTARY PUBLIC

My Commission Expires: 11-30-97

94 JUN 16 PM 1:35
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

61730
IDENTIF. ↑ REFERENCE

ADDRESS NEW OWNER AS FOLLOWS:
Yolanda M. Spence &
Jerry L. Cunningham
1328 Massman Drive
Nashville, TN 37217

SEND TAX BILL: MAP-PARCEL
Same 107-14A #14

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NATIONSBANK OF TENNESSEE, NA, HEREINAFTER CALL THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YOLANDA M. SPENCE AND JERRY L. CUNNINGHAM HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, their heirs and assigns, forever. And we, do covenant with the said GRANTEES that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do

further covenant and bind ourselves, our 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Witness my hand this 13TH day of JUNE, 1994.

GRANTORS: NATIONSBANK OF TN, N.A.

BY: ROBERT THORNTON

ITS: VICE PRESIDENT

NATIONSBANK OF TN, N.A.

BY: JACK AMBACH

ITS: ASST. VICE PRESIDENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ROBERT THORNTON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the VICE PRESIDENT of NATIONSBANK OF TN, N.A., the within-named bargainor, a corporation, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ROBERT THORNTON as such VICE PRESIDENT.

Witness my hand and official seal at JEFFERSON CO, KENTUCKY this 13TH day of JUNE, 1994.

Notary Public

My Commission Expires: ~~Harold D. Dickson~~
Notary Public, State at Large, KY.
My commission expires May 18, 1996

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JACK AMBACH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the ASST. VICE PRESIDENT of NATIONSBANK OF TN, N.A., the within-named bargainor, a corporation, and that he as such ASST. VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said JACK AMBACH as such ASST. VICE PRESIDENT.

Witness my hand and official seal at JEFFERSON CO., LOUISVILLE, this 13TH day of JUNE, 1994.

Notary Public

My Commission Expires: ~~Harold D. Dickson~~
Notary Public, State at Large, KY.
My commission expires May 18, 1996

Exhibit A

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 4 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

Being the same property conveyed to NationsBank of TN, NA, by substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee by instrument of record in Book 9040, page 901, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

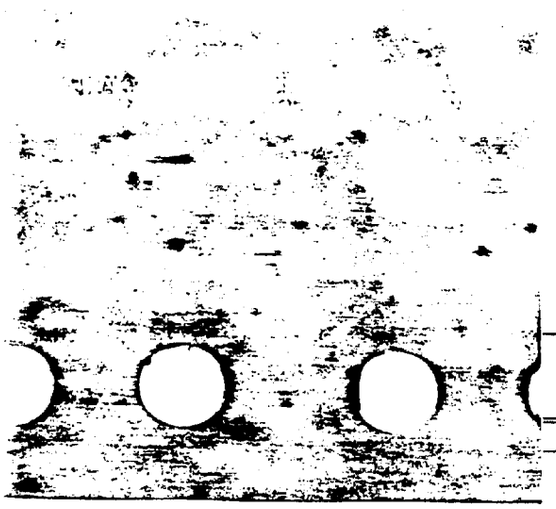
Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

Matters shown on the Plan of record in Book 6250, page 50, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of Copperfield Terrace Condominiums of record in Book 6326, page 790, said Register's Office, and the By-Laws appended thereto of record in Book 6326, page 838, said Register's Office.

6829 06/16 0101 03CHECK 159.15

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



RECEIVED OF _____

FOR _____

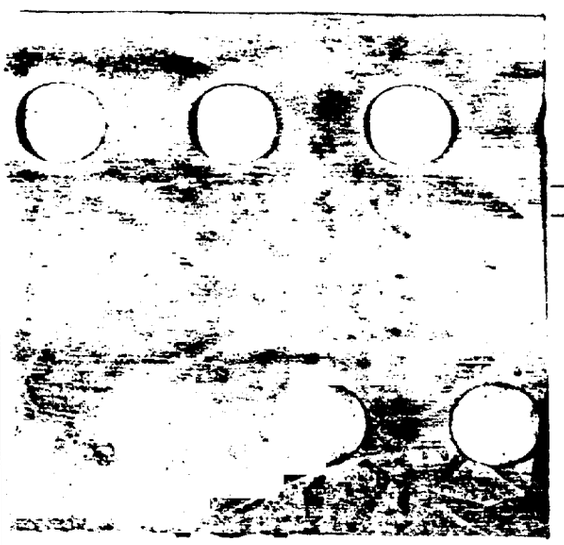
BOOK 9380 PAGE 365

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 39500.00
CON TX 146.15
PRFEE 1.00
WDEED 12.00
TOTAL 159.15
CHECK 159.15

06/16/94 01 13:35 0001 6829



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61730
IDENTIF. ↑ REFERENCE

94 JUN 16 PM 1:35

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

No. 803568