GJB

This Instrument prepared by:
Stokes & Bartholomew, P.A.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 9414 PAGE 476

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
R.Douglas Bain Patricia H. Bain 420 Walton Lane, #N-77 Madison, TN 37115	Union Planters Bank 401 Union Street Nashville, TN 37219	Map 051-15-0-A Parcel 077CO

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, UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A., (formerly known as Fidelity Federal Bank, a Federal Savings Bank),(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said R. Douglas Bain and wife, Patricia H. Bain (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. N-77 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et-seq.
>
> Being the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank, by Successor Trustee's Deed from William L. Rosenberg, Successor Trustee of record in Book 8541, page 427, said 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. 1994 Property Taxes which are not yet due and payable.
2. Master Deed of Quail Creek Homeowner's Association of record in Book 6328, page 44, said Register's Office.
3. By-Laws of record in Book 6328, page 74, said Register's Office; and all other restrictions, encumbrances or liens of any nature.

This is improved property known as 420 Walton Lane, Unit N-77, Madison, TN 37115.

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 15th day of July, 1994.

73609
IDENTIFICATION REFERENCE

94 JUL 21 PM 3:47
DAVIDSON COUNTY, TN.

UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.

By: _____
Sean D. Hart
Its: Banking Officer

9647 07/21 0101 03CHECK 103.35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Sean D. Hart with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Banking Officer of UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 1994.

June E. Atkinson
Notary Public

My Commission Expires: 07/27/96

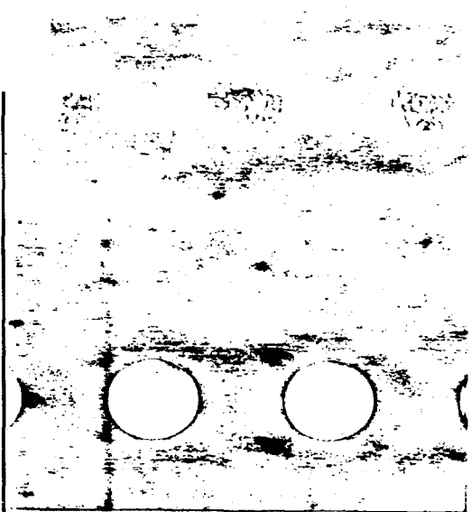
STATE OF TENNESSEE
COUNTY OF DAVIDSON

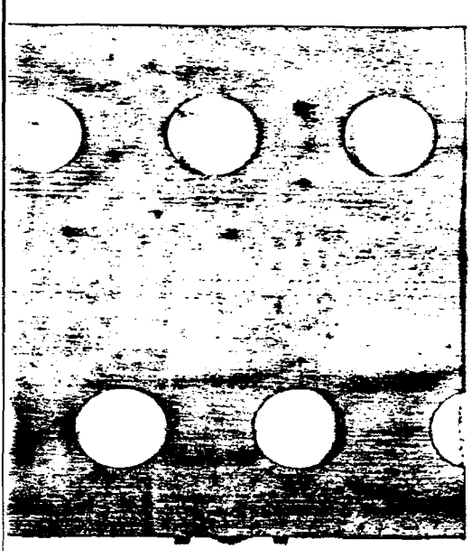
The actual consideration or value, whichever is greater, for this transfer is $25,500.00 .

Grace L Constant
Affiant

Subscribed and sworn to before me this 15th day of July, 1994.

June E. Atkinson
Notary Public
My Commission Expires: 07/27/96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 25500.00
CON TX 94.35
PRFEE 1.00
WDEED 8.00
TOTAL 103.35
CHECK 103.35

07/21/94 01 15:46 0001 9647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73609
IDENTIF. & REFERENCE

94 JUL 21 PM 3:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 816223