86718 BOOK 9452 PAGE 107

IDENTIF. & REFERENCE

ADDRESS NEW OWNER:
Edgar T. Sparks, III
900 19th Avenue South, Unit 1104
Nashville, Tennessee 37212

91 AUG 31 PM 2:20

REGISTER
DAVIDSON COUNTY, TN.

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

PICK-UP

MAP AND PARCEL:
MAP 92-16B
GROUP
PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lorraine Z. Greenspan and husband, Joseph B. Greenspan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edgar T. Sparks, III, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 1104, Level 13, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, page 124, Register's Office for said County, and as established by Master Deed of record in Book 7051, page 529, and as amended in Book 7119, page 884, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed.

BEING the same property conveyed to Lorraine Z. Greenspan by deed from University Square Joint Venture, a Joint Venture composed of Charles C. Brown, Jr., William Leighton Reed, William King Self, Jr. and Randall C. Ferguson, Trustee, of record in Book 7238, page 651, Register's Office for Davidson County, Tennessee.

Joseph B. Greenspan joins in this conveyance to convey any and all rights he may have in the subject property by virtue of his marriage to Lorraine Z. Greenspan.

This is improved property known as 900 19th Avenue South, Unit 1104, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edgar T. Sparks, III, unmarried, his heirs and assigns, forever; and we, Lorraine Z. Greenspan and husband, Joseph B. Greenspan, do

covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29 day of August, 1994.

Lorraine Z. Greenspan

Joseph B. Greenspan

STATE OF Massachusetts)
) **ss:**
COUNTY OF Hampden)

Personally appeared before me, the undersigned Notary Public/Commissioner of the Superior Court in and for said County and State, the within named Lorraine Z. Greenspan and husband, Joseph B. Greenspan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at ~~August~~ Longmeadow, this 29 day of ~~July~~ August, 1994.

Linda A Bowers
Commissioner of the Superior Court
/Notary Public

My Commission Expires: March 29, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $62,000.00

Thomas W. Lawless
Affiant

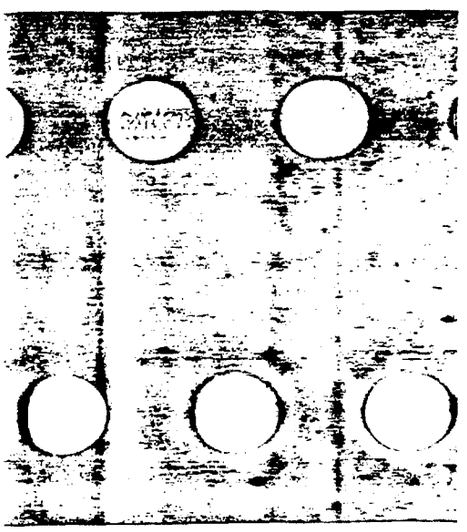
Subscribed and sworn to before me
this 30th day of August, 1994.

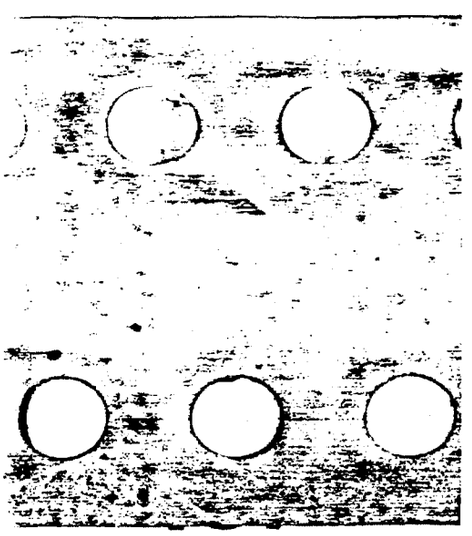
Margaret Jane Stuart
Notary Public

My Commission Expires: May 28, 1995

This instrument was prepared by:
Ruben & Johnson, P.C.
Attorneys At Law
City Place II
185 Asylum Street
Hartford, Connecticut 06103

3925 08/30/94 01:01 PM CHECK
238.40





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

RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 109

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	62000.00
			CON TX	229.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	238.40
			CHECK	238.40
08/31/94	01		14:20 0001	3925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86718
IDENTIF. ↑ REFERENCE

94 AUG 31 PM 2:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830307