Box 58

BOOK 9482 PG 628

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100
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 30TH DAY OF SEPTEMBER, 1994.

Notary Public

My Commission Expires:
3/23/96

96452
IDENTIF. & REFERENCE

94 OCT -3 PM 2:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

SEND TAX BILL:
Same

MAP-PARCEL NUMBER
Map 131-5CO
Parcels 509 & 511

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 GRANTOR 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 30th day of September, 1994.

GRANTOR:
FIRST AMERICAN NATIONAL BANK

By: _____
McCoy C. Zachry

Title: _____
Senior Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Bank Notary, 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 30th day of September, 1994.

_____
Notary Public

My Commission Expires: My Commission Expires May 23, 1998

4410 10/03 0101 03CHECK 198.00

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. 509 and 511 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.

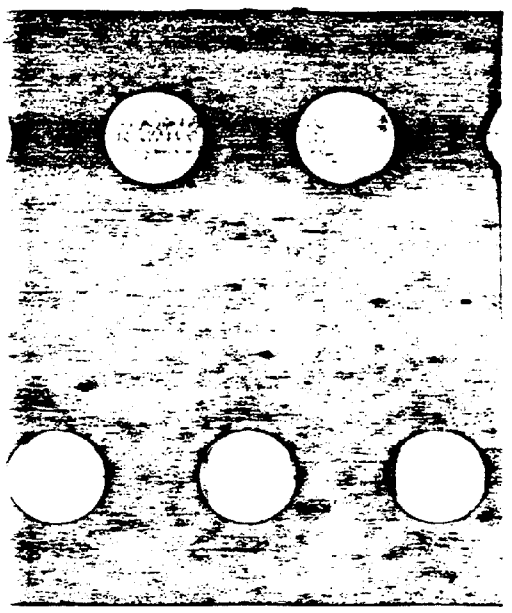
Together with each and all of the rights, privileges, and appurtenance thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

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 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 and paid by the seller day of close and future years assumed by the Grantee.

PROCESSED MEMO
LEGIBILITY OF WRITINGS IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

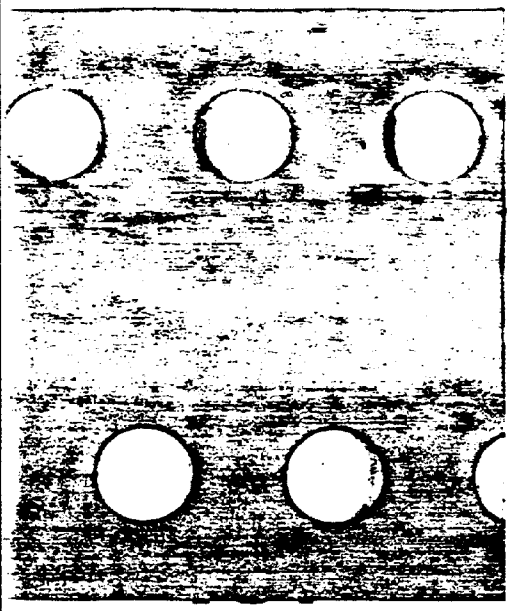
RECEIVED OF _____

FOR _____

BOOK 9482 PG 631

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	135.00
PRFEE	1.00
WDEED	12.00
TOTAL	198.00
CHANK	198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/94 01 14:36 0001 4410

96452
IDENTIF. ↑ REFERENCE

94 OCT -3 PM 2:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 840655