BOOK 9771PG268

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William O. and Ruth Jackson Ferrell Wessex Towers Condominiums 6666 Brookmont Terrace, No. 305 Nashville, TN 37205	Same	129-14-0 A 025.00 CO
This instrument prepared by: Boult, Cummings, Conners & Berry (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, James I. Vance Berry and Richard F. Warren, Jr., Trustees of the Wade and Marvine Travis Trust ("Grantors") have bargained and sold, and hereby transfer and convey to William O. Ferrell and wife, Ruth Jackson Ferrell ("Grantees"), their successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Master Deed and By-Laws of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 11 day of August, 1995.

Notary Public
My Commission Expires: NOTARY PUBLIC

243376 1 BKTIMMINS
096950-000 8/22/95

3. Easements and restrictions as shown on the plat of Wessex Towers Condominium Apartments of record in Book 5200, page 142, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantees that the Property is free from all encumbrances made by Grantors, except as may be set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons claiming by, through, or under Grantors.

Executed this 22nd day of August, 1995.

WADE AND MARVINE TRAVIS TRUST

By: _____
James I. Vance Berry, Trustee

By: _____
Richard F. Warren Jr., Trustee

This is improved property, known as Wessex Towers Condominiums, 6666 Brookmont Terrace, No. 305, Nashville, TN 37205.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James I. Vance Berry and Richard F. Warren , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Co-Trustees of the Wade and Marvine Travis Trust the within named bargainor, and that they, as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Wade and Marvine Travis Trust by themselves as Co-Trustees.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of August, 1995.

_____
NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"

Being property in Davidson County, Tennessee, and being part of Wessex Towers Condominium, more particularly described as follows:

> Apartment Unit No. 305, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James I. Vance Berry and Richard F. Warren, Jr, Trustees of the Wade and Marvine Travis Trust by Quitclaim Deed of record in Book 6277, page 29, Davidson County Register's Office.

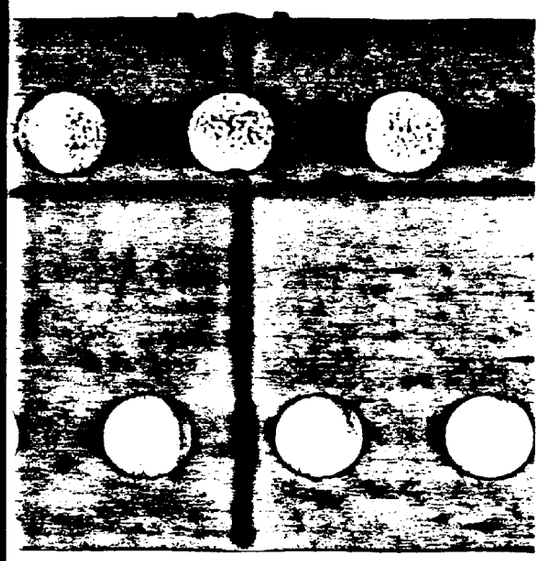
95 AUG 23 PM 12:05

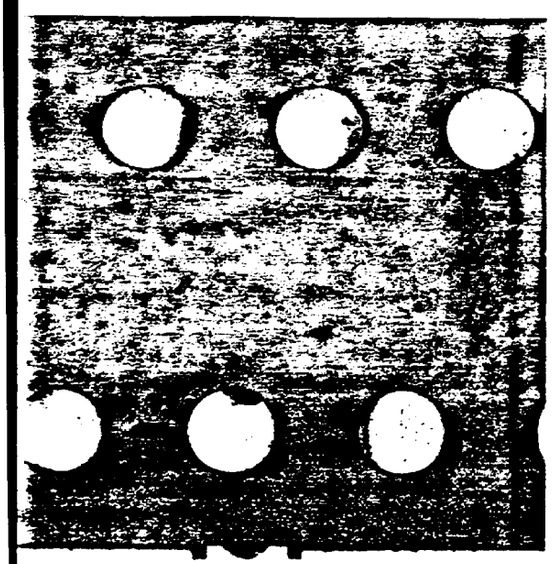
REGISTER
DAVIDSON CO., TN.

00092421

IDENTIF. & REFERENCE

383.00





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

RECEIVED OF _____

FOR _____

BOOK 9771 PG 271

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
100000.00
CON TX 370.00
PRFEE 1.00
MFEE 12.00
TOTAL 383.00
CHECK 383.00
08/23/95 01 12:09 0001 5683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00924211
IDENTIF. ↑ REFERENCE

95 AUG 23 PM 12:05

REGISTER
DAVIDSON COUNTY, TN.

No. 944629