BOOK 9864 PG 970

ADDRESS NEW OWNER:
MICHAEL L. JOYCE
249 DONELSON HILLS DRIVE
NASHVILLE, TN 37214

SEND TAX BILL TO:
SAME

MAP 131-5-C, PARCEL 605CO

SPECIAL WARRANTY DEED

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", LEGAL DESCRIPTION, WHICH BY REFERENCE 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 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 20th day of November, 1995

GRANTOR:

FIRST AMERICAN NATIONAL BANK

BY: McCoy C. Zachry
McCoy C. Zachry

Title: Senior Vice President

0124843
IDENTIFICATION REFERENCE

95 NOV 20 PM 3:21
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

0404 11/20 0101 03CHECK 161.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary in and for said State, personally appeared McCoy C. Zachry, 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 20th day of November, 1995.

Notary Public

My Commission Expires: 6-10 98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and Sworn to before me, this 20th day of November, 1995.

Notary Public

My Commission Expires: 6-10 98

THIS INSTRUMENT PREPARED BY: Mail
Beaty Title Brentwood, Inc.
5550 Franklin Road, Suite 103
Nashville, TN 37220

EXHIBIT "A", LEGAL DESCRIPTION

Situated in Davidson County, Tennessee, and being described as follows:

A part of 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:

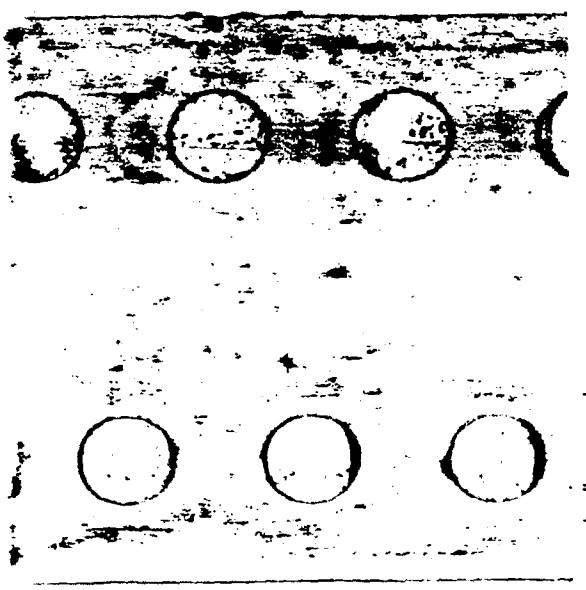
UNIT 605 on the said section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

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

Being the same 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.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsborough Condominiums, of record in Book 6822, page 721, said Register's Office, and By-Laws of record in Book 6822, page 747, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 7681, Page 534, Book 6566, page 4; Book 6674, page 583, said Register's Office; easements of record in Plat Book 1130, page 7; Book 6229, page 484, Book 4161, page 814, Book 4403, page 627; Book 6303, page 601, book 6702, page 330, and Book 4377 page 710, said Register's Office; said Register's Office; easement of record in Book 6229, page 484, said Register's office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ ~~BOOK~~ 9864 Pg 973

FOR _____

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

11/20/95 01 15:20 0001 0404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124843
IDENTIF. & REFERENCE

95 NOV 20 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978949