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This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

BOOK 10055 PG 462

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Michael L. Joyce
349 DONELSON HILL
NASHVILLE, TN 37214
SAME

131-05-0-C
101.00 CO
103.00 CO
105.00 CO
107.00 CO
109.00 CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00.

M. Joyce
Affiant

Subscribed and sworn to before me, this 17th day of May, 1996.

LaVerne Williams
Notary Public

My Commission Expires: May 30, 1999

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100THS DOLLARS ($10.00), cash in hand paid, by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and by these presents does hereby transfer and convey unto Michael L. Joyce ("Grantee"), his successors or assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to wit:

See attached Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said tracts or parcels 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 real estate, has good right to convey it, and that same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and binds itself, its successors and representatives to specially warrant and defend the title to the said land owned to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his successors and assigns against the lawful claims of all persons, whomsoever, but no further or otherwise, it being the intent of Grantor to convey only such title as it received.

Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

WITNESS the execution hereof by the duly authorized representative of Grantor this 17th day of May, 1996.

THIS DEED IS GRANTED TO GRANTEE HEREIN IN CONSIDERATION OF AN INTERNAL REVENUE TAX-DEFERRED EXCHANGE BEING DONE ON BEHALF OF GRANTEE.

MCZ 24

GRANTOR: BOOK 10055 PG 463

By: McCoy Zachry

Title: Senior Vice Pres.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Susan Isaacks, a Notary Public for the State of County aforesaid, personally appeared McCoy Zachry with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at office this 17th day of May, 1996.

Susan Isaacks
Notary Public

My Commission Expires: 7/24/97

0183501
IDENTIFICATION REFERENCE

96 MAY 20 PM 4:14

EXHIBIT "A"

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:

Sites 101, 103, 105, 107 and 109 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.

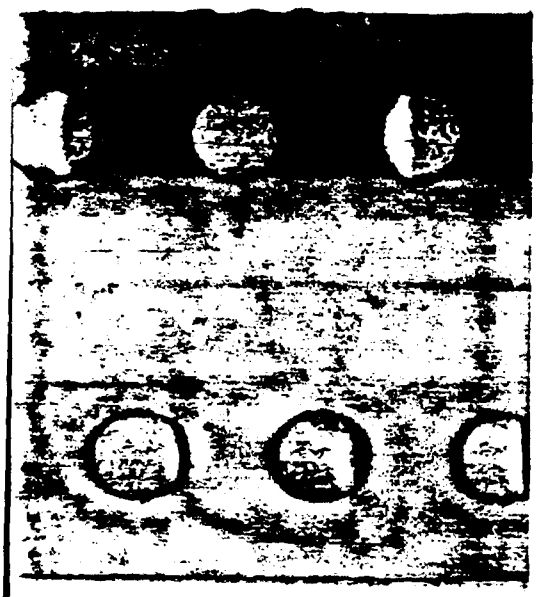
Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

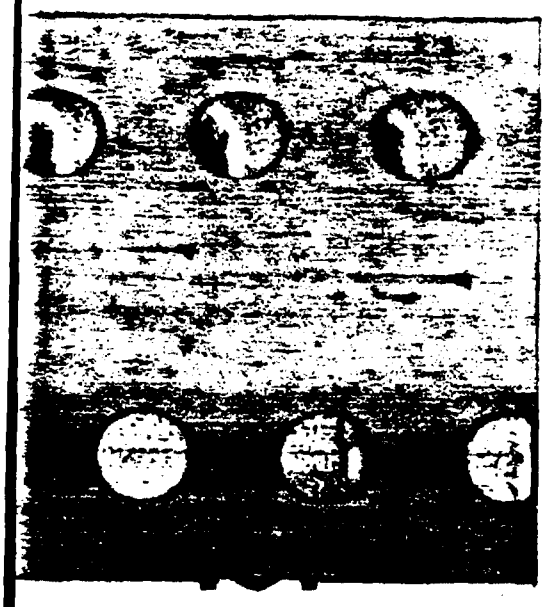
Being part of the same property conveyed to First American National Bank of Nashville by deed from Justin P. Wilson, Successor Trustee of record in Book 7505, Page 341, Register's office for Davidson County, Tennessee.

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; 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.

[illegible] 475.50





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

RECEIVED OF _____

FOR _____

BOOK 10055 PG 465

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			MDEED	12.00
			TOTAL	475 50
			CHECK	475.50

05/20/96 01 16:18 0001 3549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183501
IDENTIF. ← REFERENCE

96 MAY 20 PM 4:

DAVIDSON COUNTY

No. 1041492