BOOK 10233 PG 668

FROM:	MAURINE L. BYRD, DECEASED, CO-TRUSTEES	This instrument prepared by:
TO:	ELAINE B. VALENTINE and CATHERINE L. VALENTINE	Larry D. Craig, Attorney 305 Fourteenth Avenue, North Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Elaine B. Valentine and Catherine L. Valentine 250 Myhr Green Nashville, TN 37221	Catherine L. Valentine 950 High School Way No. 3206 Mount View, CA 94041	Map 142-07-0C Parcel 51.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,222.00.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Elaine B Valentine
AFFIANT

Subscribed and sworn to before me, this the 24th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Flaleah L. Cotter and SunTrust Bank Nashville, N.A., as Co-Trustees of the Maurine L. Byrd Revocable Trust, Maurine L. Byrd, Deceased, hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto Elaine B. Valentine and Catherine L. Valentine, expressly as joint tenants with rights of survivorship, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 51 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests pertaining to said unit pursuant to the Master Deed;

Being the same property conveyed to Maurine L. Byrd by deed of record in Book 8158, Page 788, Register's Office for Davidson County, Tennessee, the said Maurine L. Byrd having since died on January 30, 1996, leaving a Last Will and Testament, dated November 21, 1991, under Davidson County Probate No. 96P-258, the aforedescribed real property having vested into the Maurine L. Byrd Revocable Trust, now irrevocable by virtue of her death, Flaleah L. Cotter and SunTrust Bank Nashville, N.A., being Co-Trustees, having full power and authority to execute this instrument.

This is improved property known as 250 Myhr Green, Nashville, Tennessee 37221.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS further covenant and binds themselves, their heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have executed this Special Warranty Deed on the 24th day of October, 1996.

Flaleah L. Cotter
FLALEAH L. COTTER, CO-TRUSTEE

SUNTRUST BANK NASHVILLE, N.A., CO-TRUSTEE

BY: _____
DAVID P. ROGERS, Assistant Vice-President
and Trust Real Estate Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Flaleah L. Cotter, Co-Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared David P. Rogers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice-President and Trust Real Estate Officer of SunTrust Bank Nashville, N.A., a banking corporation, and that he, as such Assistant Vice-President and Trust Real Estate Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice-President and Trust Real Estate Officer.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 6-13-2000

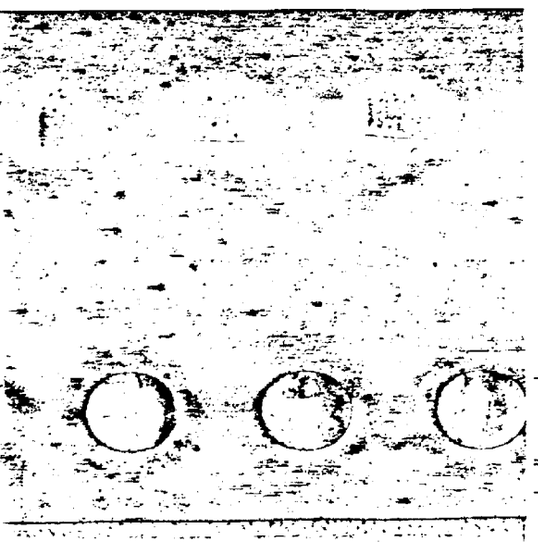
LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

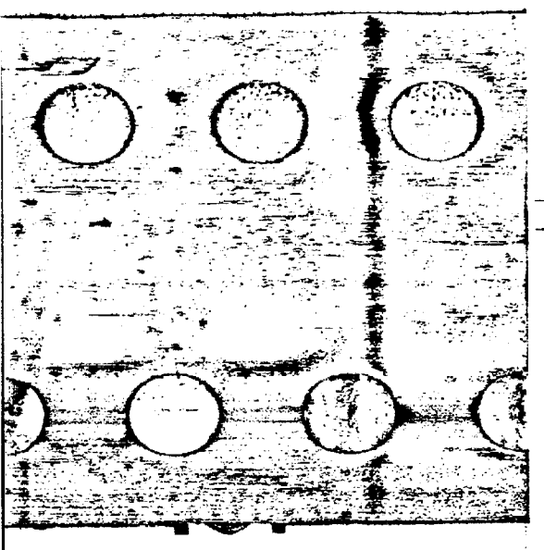
0240544
IDENTIF. ↑ REFERENCE

96 OCT 28 PM 12:00
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4799 10/28 01:01 03CHECK 461.14





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10238 PG 670

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
				DAMT 122222.00
				CON TX 452.14
				PRFEE 1.00
				WDEED 8.00
				TOTAL 461.14
				CHECK 461.14
10/28/96	01	12:01	0001	4799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240544
IDENTIF. # REFERENCE

96 OCT 28 P 1:12:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1081759

No [redacted]