Box 18
SKC

BOOK 10784 PG 969

580359.1

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

98 FEB -5 PM 3:54

IDENTIFICATION REFERENCE

03979 14

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s)
Terence N. Fails, Jr. Royal Oaks Tower 4505 Harding Road, #53E Nashville, TN 37205	Same	116-3-A 53-E; 2 and 3

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, SUNTRUST BANK, NASHVILLE, N.A., TRUSTEE UNDER REVOCABLE TRUST AGREEMENT WITH BETTIE M. BOLES, DATED MAY 15, 1995 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TERENCE N. FAILS, JR. ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The source of this description is the prior deed.

Being the same real property conveyed to Grantor by deed dated September 5, 1997 from Bettie Ann Mayfield Boles of record in Book 10609, page 157, said Register's Office.

This is improved (X) unimproved ( ) property known as:
4505 Harding Road, #53E
Nashville, Tennessee

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

GRANTOR covenants and binds itself, its successors and representatives to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

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As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 5th day of February, 1998.

SUNTRUST BANK, NASHVILLE, N.A.
TRUSTEE UNDER REVOCABLE TRUST
AGREEMENT WITH BETTIE M. BOLES,
DATED MAY 15, 1995

By: Karen B. Sadler

Title: Vice President & Trust Real Estate Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, T. Kathleen Hollins, a Notary Public, Karen B. Sadler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of SUNTRUST BANK, NASHVILLE, N.A., TRUSTEE UNDER REVOCABLE TRUST AGREEMENT WITH BETTIE M. BOLES, DATED MAY 15, 1995, and who further acknowledged that she executed the same as the Trustee of said Bettie M. Boles.

WITNESS my hand, at office, this 5th day of February, 1998.

T. Kathleen Hollins
Notary Public

My Commission Expires:

9-29-2001

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of February, 1998.

Notary Public

My Commission Expires:

9-29-2001

EXHIBIT A BOOK 10784 PG 972

Unit labeled Apartment 53-E and Parking Spaces #2 and #3 of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration and an undivided 2.98404% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below:

A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Woodmont Boulevard and being south of Harding Road, and being Lot No. 8 on the plat of Royal Oaks, of record in Book 4800, page 201, Register's Office for said County, more particularly described as follows:

Beginning at a point in the westerly margin of Woodmont Boulevard, south 39° 07' East, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence South 39° 07' East along the west margin of Woodmont Boulevard, 66.6 feet to a point and the northeast corner of Mrs. Adele Morrissey's property, as of record in Book 888, page 2, Register's Office for Davidson County; thence South 51° 13' West, 175.7 feet along the northerly property line of Morrissey to a point; thence South 36° 57' east, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lots Nos. 2, 3, 4 and 5, the following calls: South 50° 33' West, 68.2 feet to a point; North 36° 57' West, 43.4 feet to a point, south 53° 03' West, 2.7.0 feet to a point; south 16° 33' West, 60.0 feet to a point; south 50° 31' West, 81.0 feet to a point, south 76° 00' West, 80.0 feet to a point; North 55° 38' West, 70.6 feet to a point; north 41° 48' West, 69.3 feet to a point; North 20° 00' East, 39.7 feet to a point; North 41° 48' West, 60.00 feet to a point; North 48° 12' East, 299.3 feet to a point; South 16° 57' east, 15.7 feet to a point; North 51° 13' east, 173.2 feet to the point of beginning containing 2.041 acres, more or less.

A perpetual easement for ingress and egress for normal vehicular and pedestrian traffic upon that parcel of ground designated "easement for driveway" upon the recorded plan of Royal Oaks, of record in book 4300, page 201, Register's Office for Davidson County, which proceeds in a southeasterly direction from Harding Road to said Lot 3 and around the westerly and southerly side of the same, said driveway being located between Lots 1 and 4 and between Lots 1 and 3 on said plan. This easement is in common with the owner of Lots 1, 2 and 4 on said plan, and with all persons claiming by, through, or under Charles F. Alexander, Trustee, and each of said owners and their respective heirs, successors and assigns, provided that Royal Oaks Limited, a Texas Limited Partnership, grantor under the Warranty Deed of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee, its successors and assigns shall be responsible for the maintenance of this driveway. This grant of said easement is expressly subject to a Deed of Trust from said Royal Oaks, Limited, a Texas Limited Partnership, to Dwight Webb, Jr., Trustee, dated April 14, 1970, and of record in Book 4410, page 595, said Register's Office, securing an indebtedness described therein in favor of Massachusetts Mutual, Life Insurance Company.

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EXHIBIT B

EXCEPTIONS

1. All assessments and taxes due in 1998, and thereafter.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4710, page 901, as amended in Book 4798 page 813.

3. ALL matters shown on plat recorded in Book 4460, page 189.

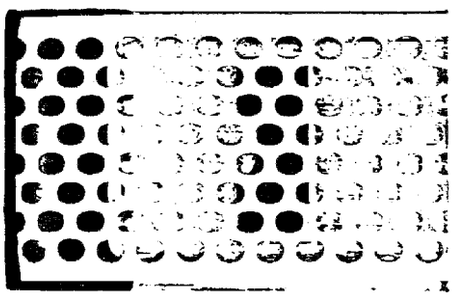
4. ALL matters shown on Plat recorded in Book 4300, page 201.

5. Abandonment and Grant of Easement of record in Book 7462 page 28.

6. Easement(s) for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3958, page 152.

7. Party wall(s) situated partly on the insured property and partly on adjoining properties.

0401 02/05 0101 03CHECK 520.50



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

RECEIVED OF _____

FOR _____ BOOK 10784 PG 974

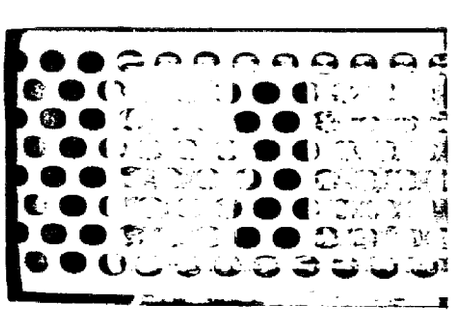
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
135000.00
CON TX 499.50
PRFEE 1.00
TDEED 20.00
ERR CO
TDEED 20.00--
MTGFEE 20.00
TOTAL 520.50
CHECK 520.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/05/98 01 15:58 0001 0401



039714
IDENTIF. & REFERENCE

98 FEB -5 PM 3:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1250950