BOOK 11007 PAGE 131

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS	
MICHELE GEORGE CRACE DIANE CAROL BRANCH 132 Abbotsford Dr. Nashville, Tennessee 37215	SAME	Map: Group: Par:	103-16 B 75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ninety Two Thousand Dollars ($ 92,000.00).

Michele George Crace
MICHELE GEORGE CRACE

SUBSCRIBED AND SWORN to before me this 6th day of July, 1998.

Notary Public

My Commission Expires:
11/24/01

0458898
IDENTIFICATION REFERENCE

98 JUL -6 PM 1:38

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ninety Two Thousand Dollars ($92,000.00), the receipt of which is hereby acknowledged, THE ESTATE OF RUTH F. ROSENFELD, FIRST AMERICAN NATIONAL BANK, Executor, hereinafter "GRANTOR," has this day bargained and sold and does hereby transfer and convey unto MICHELE GEORGE CRACE and DIANE CAROL BRANCH, hereinafter "GRANTEES," their heirs and assigns, as tenants in common, certain real property located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Unit NO. 704 as shown on the plat of Windsor Tower, a condominium, or record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5315, page 338, et seq., Register's Office for Davidson County Tennessee.

Being the same property conveyed to Albert Z. Rosenfeld, married, by deed from Windsor Tower, Inc., a Tennessee corporation, or record in Book 5313, page 726, Register's Office for Davidson County, Tennessee. The said Albert Z. Rosenfeld having since died testate, devising subject property to Ruth Feldman Rosenfeld, by will of record in Will Book 132, page 471, Probate Court for Davidson County, Tennessee.

Said property is conveyed subject to the following limitations, restrictions and encumbrances:

(a) Subject to all matters shown on the plan of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee.

(b) By-Laws and Master deed of record in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

(c) Charter of record in Book 5256, page 683, Register's Office for Davidson County, Tennessee.

(d) Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, or record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.

(e) Subject to rights of others in and to common areas.

(f) Subject to lien for special assessments contained in Master Deed.

(g) Taxes for 1998, a lien, but not yet due and payable.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns forever; and Grantor does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor but not otherwise.

WITNESS its hand this 6th day of July, 1998.

THE ESTATE OF RUTH F. ROSENFELD
FIRST AMERICAN NATIONAL BANK,
Executor

By: _____
Douglas Kirby, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, of the State and County aforesaid, personally appeared DOUGLAS KIRBY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Vice President of FIRST AMERICAN NATIONAL BANK, Executor of the Estate of Ruth F. Rosenfeld, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of July, 1998.

_____
NOTARY PUBLIC

My Commission Expires:

11/24/01

07/06 0101 03CHECK 351.40

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

RECEIVED OF _____

FOR _____

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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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 351.40
CHECK 351.40

07/06/98 01 13:38 0001 9741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458898
IDENTIF. A REFERENCE
98 JUL -6 PM 1:38
REGISTER
DAVIDSON COUNTY, TN.

No. 1315493