BOOK 11274 PAGE 568

Box 60
1ST
RCD

S&K #: 98-0065

SPECIAL WARRANTY DEED

THIS DEED, between Union Planters Bank, N.A., organized and existing under the laws of the State of Tennessee, with its principal office located in the County of Shelby, State of Tennessee, hereinafter called Grantor, and Commonwealth Mortgage Assurance Company, Philadelphia, PA, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 104 on the plan of Burton Hills, Village of Ashlawn, of record in Book 6250, Page 978 and amended in Book 6900, Page 304 and further set forth as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for Davidson County, Tennessee, to which plan and exhibit reference is hereby made for a more complete description thereof.

This legal description is identical with that in Deed recorded in Book 9684, Page 54, Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Book 10853, Page 852, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Union Planters Bank, N.A.

BY: _____
Jeff Surress

Title: Assistant Vice President

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155

6561 12/30 0101 03CHECK 503.40

98 DEC 30 PM 3:08
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0530912

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeff Burress with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of Union Planters Bank, N.A., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Jeff Burress.

WITNESS my hand and Official Seal at Office this 12th day of November, 1998.

Notary Public

PHYLLIS MOSBEY
My Commission Expires
NOTARY PUBLIC AT LARGE
APRIL 12, 2000
SHELBY COUNTY, TENNESSEE

My Commission Expires:

Property Address: 104 Ashlawn Court, Nashville, Tennessee 65211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Commonwealth Mortgage Assurance Company
1601 Market Street
Philadelphia, PA 19103

S & K File # 98-0065

Map & Parcel - 131 6G 104

THIS INSTRUMENT PREPARED BY AND RETURN TO:
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TN 38124-1155

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
THIS OFFICE IS A DEBT COLLECTOR.

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

IN WITNESS WHEREOP, the said COMMONWEALTH MORTGAGE ASSURANCE COMPANY has executed this deed this 22nd day of December 1998.

COMMONWEALTH MORTGAGE ASSURANCE COMPANY

By: Linda Brennan

its: Asst Vice President

STATE OF PENNSYLVANIA
COUNTY OF Philadelphia

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LINDA BRENNAN and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Asst Vice President and _____ of Commonwealth Mortgage Assurance Company, the within bargainor, a corporation, and that he/they as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/themselves as Asst Vice President and _____.

Witness my hand and official seal, this 22nd day of December, 1998.

Notary Public

Notarial Seal
Susan G. Lawrence, Notary Public
Philadelphia, Philadelphia County
My Commission Expires July 31, 1999
Member, Pennsylvania Association of Notaries

My Commission Expires:

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual consideration or value, whichever is greater for this transfer is $132,000.00

Affiant

Sworn to and subscribed before me this 23rd day of December, 1998.

Notary Public

My Commission Expires: 3/24/01

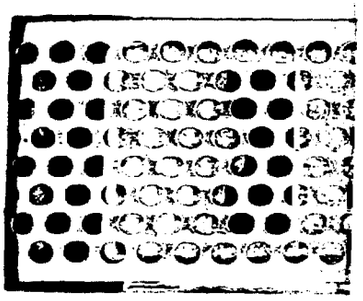
****

NAME NEW OWNER:

SEND TAX BILLS TO:

MAP-PARCEL:
Map: 131-6
Group: G
Parcel: 104

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



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11274 PAGE 571

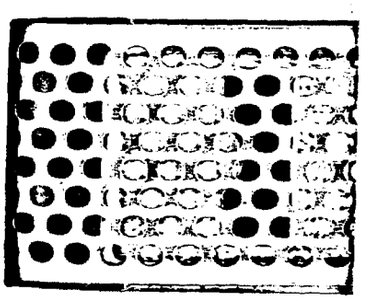
RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

DAMT	132000.00
DON TX	488.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	503.40
CHECK	503.40

12/30/98 01 15:05 0001 6561



0530912
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403870