BOOK 11274 PAGE 572

RCD 2ND

Box 60

THIS INSTRUMENT WAS PREPARED BY;
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **COMMONWEALTH MORTGAGE ASSURANCE COMPANY** does hereby bargain, sell, transfer and convey unto MARY ANN BRAMAN, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, 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.

BEING the same property conveyed to Commonwealth Mortgage Assurance Company by Special Warranty Deed from Union Planters Bank, N.A. filed of record in Book 11274, page 568, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 104 Ashlawn Court, Nashville, TN 37215

Grantees, Mary Ann Braman whose address is 104 Ashlawn Court, Nashville, TN 37215 is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantees, Mary Ann Braman, his heirs and assigns, forever.

Said COMMONWEALTH MORTGAGE ASSURANCE COMPANY warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

0530913

IDENTIF. & REFERENCE

98 DEC 30 PM 3:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

562 12/30 0101 03CHECK 520.00

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STATE OF PENNSYLVANIA
COUNTY OF Philadelphia

The actual consideration or value, whichever is greater for this transfer is $137,586.24.

Linda Brennan
Affiant

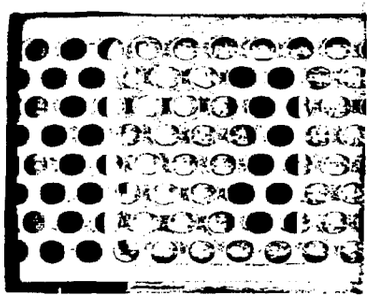
Sworn to and subscribed before me this 22nd day of December, 1998.

Barbara G. Lawrence
Notary Public

My Commission Expires:

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

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



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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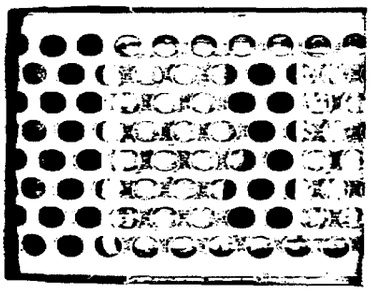
RECEIVED OF _____

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

	AMT
	137586.24
CON TX	309.06
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	520.06
CHECK	520.06

12/30/98 01 15:06 0001 6562



053091 3
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403871

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