Instr:200007170070454 Page: 1 OF 3
REC'D FOR REC 07/17/2000 3:41:08PM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $1110.00

BOX 3
CAU

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Eugene Heller 2411 Pulaski Pke Columbia, TN 38401	Map-Parcel 129-14-0-A-132.00	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SunTrust Bank, Nashville and James I. Vance Berry as Co-Executors of the Estate of Pauline S. Parman** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Eugene Heller** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 5200, pages 142 and 143, said Register's Office.

3. Declaration and By-Laws of the Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, re-recorded in Book 9935, page 486, and further amended in Book 10705, page 777, Register's Office for Davidson County, Tennessee.

4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

5. Terms and conditions of Lease Agreement of record in Book 10454, page 553, said Register's Office.

This is improved property, known as **Wessex Towers, Unit 1207, 6666 Brookmont Terrace, Nashville, Tennessee 37205**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Eugene Heller
Affiant

Subscribed and sworn to before me this 10 day of July, 2000.

NOTARY PUBLIC
R. W. HARDISON
MURRY COUNTY, TENN.

Notary Public
My Commission Expires: 2-19-2003

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075850-001 06/02/2000

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 30 day of June, 2000.

SUNTRUST BANK, NASHVILLE

By: Karen B. Sadler
Karen B. Sadler as Vice President

James I. Vance Berry

Co-Executors for the Estate of
Pauline S. Parman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James I. Vance Berry, as Co-Executor for the Estate of Pauline S. Parman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30 day of June, 2000.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 9-23-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Karen B. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Vice President of SunTrust Bank, N.A., Co-Executor for the Estate of Pauline S. Parman, the within named bargainor, a corporation, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14 day of ~~June,~~ July 2000.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 9-23-00

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being described as follows:

Apartment Unit No. 1207, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, as amended in Book 5599, page 39, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Pauline S. Parman by deed from Mary Jo Freeman Phipps of record in record in Book 5773, page 270, Register's Office for Davidson County, Tennessee, the said Pauline S. Parman having since died.