ljb558:11/19/87

File Box 6
Car

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: H. FREDERICK HUMBRACHT, JR. & WIFE, ANN S. HUMBRACHT

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
H. Frederick Humbracht, Jr. and wife, Ann S. Humbracht	Same	Map 130-2 Parcel 164
1045 Lynwood Blvd. Nashville, Tn. 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

H. Frederick Humbracht, Jr.
Affiant

Subscribed and sworn to before me, this the 20th day of November, 1987.

Carol R. Rivers
Notary Public

My Comm. Expires: 5/13/89

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sovran Bank/Central South, formerly Commerce Union Bank, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto H. Frederick Humbracht, Jr. and wife, Ann S. Humbracht, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as 4421 Iroquois Avenue, Nashville, Tennessee 37205.

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

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEES, their 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 above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed by its duly authorized officers on the 20th day of November, 1987.

ATTEST:

BY: Susan Michael

Title: Administrative Asst.

SOVRAN BANK/CENTRAL SOUTH

BY: J. W. Bailey

Title: S.V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. H. Bishop and Susan Michael, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice President and Administrative Officer respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Executive Vice President, and Administrative Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. H. Bishop as such Executive Vice President and Susan Michael as such Administrative Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of November, 1987.

Carol K. Rivers
NOTARY PUBLIC

My Commission Expires: 5/13/89

EXHIBIT A

A lot or parcel of land in the Seventh, formerly the Eleventh Civil District of Davidson County, Tennessee, situated on the south side of Iroquois Place between Belle Meade Boulevard and Jackson Boulevard and being part of Lot No. 3 in the plan of Subdivision of Lot Nos. 12 and 46 and parts of Lot Nos. 10-44 B and 47 in Belle Meade Plan No. 2 as of record in Book 421, page 55, Register's Office for said County, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2 as of record in Book 421, page 51, said Register's Office, and described as follows:

Beginning on the south side of Iroquois Place at a point 61.84 feet east of the line between Lot Nos. 2 and 3 on the said first mentioned plan; thence at right angles southwardly and parallel with the line between said Lot Nos. 2 and 3, 217 feet to a dead line; thence at right angles eastwardly along said dead line 100 feet to a point; thence at right angles northwardly and in a line which is 13.16 feet west of the line between Lot Nos. 3 and 4 on said first mentioned plan 217 feet to the south margin of Iroquois Place; thence with said margin westwardly 100 feet to the beginning.

Being the same property vested in Sovran Bank/Central South as follows: (1) by Substitute Trustee's Deed from John M. Brittingham, Substitute Trustee, to Commerce Union Bank, of record in Book 6715, page 69, Register's Office for said County; (2) by quitclaim deed from Steven L. Cantrell, Trustee, to Sovran Bank/Central South, a Tennessee banking corporation, of record in Book 7408, page 846, said Register's Office; (3) and by Merger, Release and Waiver Agreement of record in Book 7408, page 849, said Register's Office.

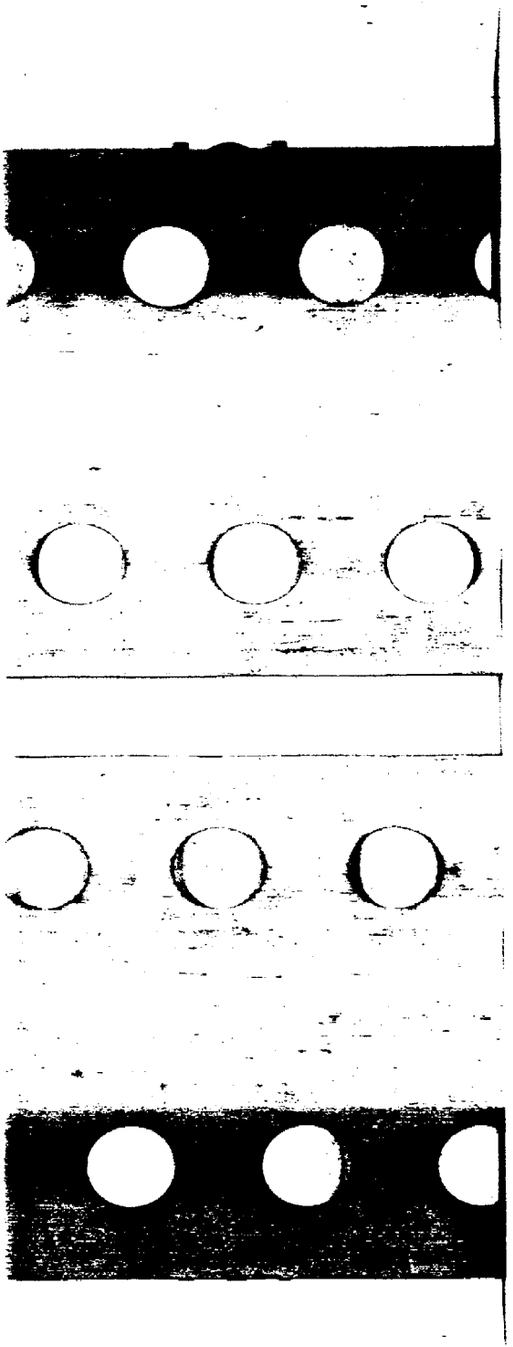
The above property is conveyed subject to sanitary sewer easement and any temporary construction easements of record in Book 5787, page 255, said Register's Office.

8447.9

IDENTIFICATION REFERENCE

NOV 20 3 38 PM '87

REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7408 PAGE 857

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

146000.00- CAMT.
406.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 415.50-
4901A11/20/87 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:44 7:9

IDENTIFIT REFERENCE

NOV 20 3 38 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 38038