File #6962
FILE BOX 38

CAR1031:06/16/88
SVN503-665

BOOK 7578 PAGE 662

FROM: SOVRAN BANK/CENTRAL SOUTH
formerly COMMERCE UNION BANK
TO: CECILIA C. PHILLIPS

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

Address New Owner:	Mortgagee:	Map-Parcel No.
Cecilia C. Phillips	Leader Federal Mortgage, Inc.	Map 104-13-A
401 Bowling Avenue, #78	P.O. Box 2926	Parcel 70
Nashville, Tennessee 37205	Memphis, Tennessee 38101	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

Cecilia C. Phillips
Affiant

Subscribed and sworn to before me, this the 16th day of June, 1988.

Notary Public

My Comm. Expires: 1/10/89

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, 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 Cecilia C. Phillips*, hereinafter called the GRANTEE, her 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.)

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, her 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 GRANTEE, her 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.

*unmarried,

7942 06/21 0101 03CHECK 384.70

42147

IDENTIFICATION REFERENCE

JUN 21 10 44 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 16 day of June, 1988.

ATTEST:

BY: William H. Garrett

TITLE: Banking Officer

SOVRAN BANK/CENTRAL SOUTH

BY: Bob Graham

TITLE: VP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bob Graham and William H. Garrett, 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 Vice President and Banking Officer respectively of SOVRAN BANK/CENTRAL SOUTH, the within named bargainor, a corporation, and that they as such Vice President, and he as such Banking Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Bob Graham as Vice President and William H. Garrett as Banking Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16 day of June, 1988.

NOTARY PUBLIC

My Commission Expires: 3/3/92

EXHIBIT A

Building Site

Land in Davidson County, Tennessee, being ~~Lot~~ No. 70 on the Plan of ~~Site Plan of~~ Richmeade Place, Section Four, as shown on plat of record in Plat Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from James R. Kelley, Substitute Trustee, of record in Book 7167, page 913, Register's Office for said County.

The above property is conveyed subject to the following:

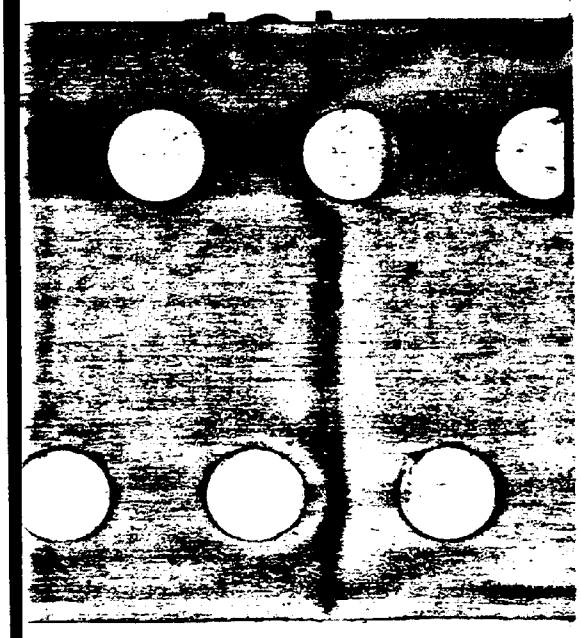
1. 1988 Metropolitan Government taxes.

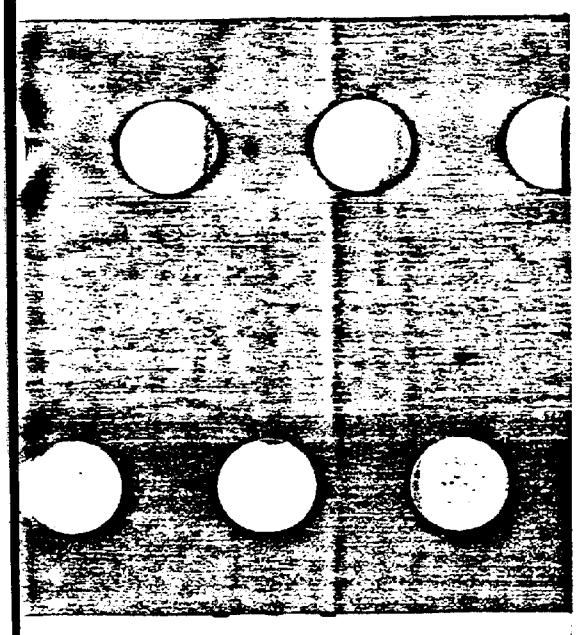
2. All matters on the Plan of record in Book 5210, page 16, Register's Office for said County.

3. Restrictions of record /and By-Laws in Book 4941, page 637 through 709, said Register's Office.

4. Charter of record in Book 4942, page 633, together with amendments to By-Laws recorded in Book 5036, page 340 through 371, as amended in Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5213, page 945, and Book 5238, page 385*, said Register's Office.

Book 5408, page 210 and Book 5733, page 628





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7578 PAGE 665

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
				CAMT 134000.00
				CON TX 375.20
				PRFEE 0.50
				WDEED 9.00
				TOTAL 384.70
				CHECK 384.70

06/21/88 01 10:47 0001 7942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42147

IDENTIFICATION REFERENCE

JUN 21 10 44 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104738