carl077:07/11/88
SVN503-669

File Box 6 ca

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: William A. Boyd and Robert L. Stout

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.
Messrs. William A. Boyd and Robert L. Stout 230 Great Circle Rd. Nashville, TN. 37228	same	Map 81-10 Parcel 369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Robert L. Stout
Affiant

Subscribed and sworn to before me, this the 12th day of July, 1988.

Carol R. Rucker
Notary Public

My Comm. Expires: 5/13/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto William A. Boyd and Robert L. Stout, 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 2209 Buchanan Street, Nashville, Tennessee 37208.

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 representatives, successors and assigns 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.

48470

IDENTIFICATION REFERENCE

JUL 12 3 38 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 12th day of July, 1988.

ATTEST:

BY: _____

Title: Banking Officer

SOVRAN BANK/CENTRAL SOUTH

BY: J.H. Bishop

Title: E.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 Jim N. Meeler, 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 Banking Officer respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Executive Vice President and Banking 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 Jim N. Meeler as such Banking Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of July, 1988.

Carol R. Lucas
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/13/89

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT I:

Being Lot Nos. 359 and 360 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said lots front together 112 feet on the southerly side of Buchanan Street and extend back between parallel lines with the easterly margin of 23rd Avenue, North, 150 feet to an alley.

TRACT II:

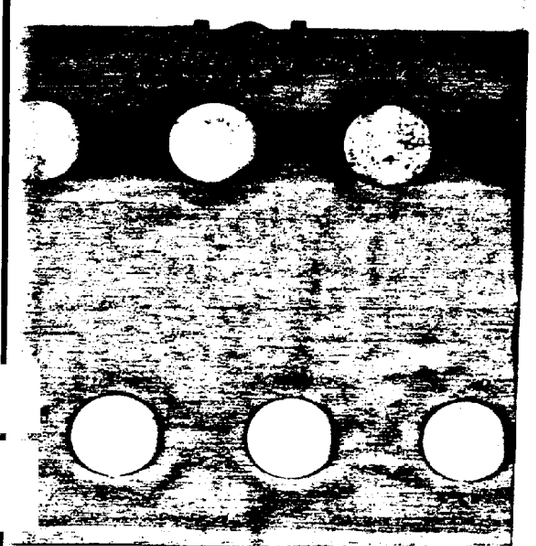
Being the northerly part of Lot No. 357 of Harding Lots of record in Book 21, page 80, said Register's Office, described as follows:

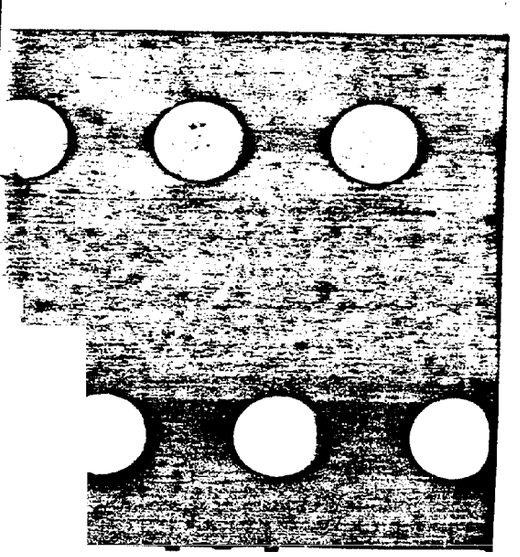
Said part of Lot No. 357 fronts 63 feet on the easterly side of 23rd Avenue, North, and runs back between parallel lines, 80 feet on the northerly line along the southerly line of a 15 foot alley and 80 feet on the northerly line, to a dead line in the rear parallel to said 23rd Avenue, North, on which it measures 63 feet.

TRACT NOS. I AND II being the same property conveyed to Sovran Bank/Central South by Substitute Trustee's Deed from Henry Hill, Jr., Substitute Trustee, of record in Book 7428, page 377, said Register's Office, and by Receipt for Advance of record in Book 7428, page 381, said Register's Office.

The above property is conveyed subject to 1988 Metropolitan Government taxes.

88R 07/12 0101 03CHECK 438.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7597 PAGE 418

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.8.47 O

IDENTIFICATION REFERENCE

JUL 12 3 38 PM '88

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TN

07/12/88 01 15:39 0001 6059

	CAMT
	130000.00
CON TX	429.00
PRFEE	0.50
MDEED	9.00
TOTAL	438.50
CHECK	438.50

No. 111896