carl128:08/03/88
SVN503-666

BOOK 7619 PAGE 32

File Box 6 Car

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: SIEGFRIED EISENBERGER AND MICHELLE KNOX

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.
Siegfried Eisenberger and Michelle Knox 614 Summerwind Circle Nashville, Tn. 37215	Sovran Mortgage Corp. 201 E. Cary Street Richmond, VA 23219	Map 131-6-B Parcel 49

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 1988.

Notary Public

My Comm. Expires: 5/13/89

NOTARY PUBLIC AT LARGE STATE OF

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 Siegfried Eisenberger and Michelle Knox, 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 614 Summerwind Circle, Nashville, Tennessee 37215.

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, (successors or 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.

56002

IDENTIFICATION

AUG 4 11 51 AM '88

A Z WILSON JR REGISTER
DAVIDSON COUNTY TN

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 3rd day of August, 1988.

ATTEST:

BY: _____

Title: Banking Officer

SOVRAN BANK/CENTRAL SOUTH

BY: Bob Graham

Title: 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 Bob Graham and Jim Shelton, 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 Pres and Bk Officer respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice Pres and Bk 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 such Vice Pres and Jim Shelton as such Bk Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of August, 1988.

_____
NOTARY PUBLIC

My Commission Expires: 10-24-88

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Burton Hills Village of Summerwind, Tract 12, as of record in Book 6250, page 811, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from James R. Kelley, Substitute Trustee, of record in Book 7303, page 182, Register's Office for Davidson County, Tennessee.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. 1988 Metropolitan Government taxes.

2. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

3. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, and amended in Book 6921, page 216, said Register's Office.

4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, and amended in Book 6921, page 214, said Register's Office.

5. Charter of Burton Hills Village of Summerwind Association, Inc., of record in Book 6778, page 505, as amended in Book 6921, page 212, said Register's Office.

6. Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission, dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

7. Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.

8. Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission, dated February 24, 1987, of record in Book 7147, page 411, said Register's Office.

9. Agreement by and between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission, dated February 24, 1987, of record in Book 7147, page 416, said Register's Office.

10. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, as amended in Book 6778, page 532, as amended in Book 6778, page 536, as amended in Book 6911, page 120, as amended in Book 7046, page 520, as amended in Book 7076, page 691 and as amended in Book 7146, page 188, said Register's Office.

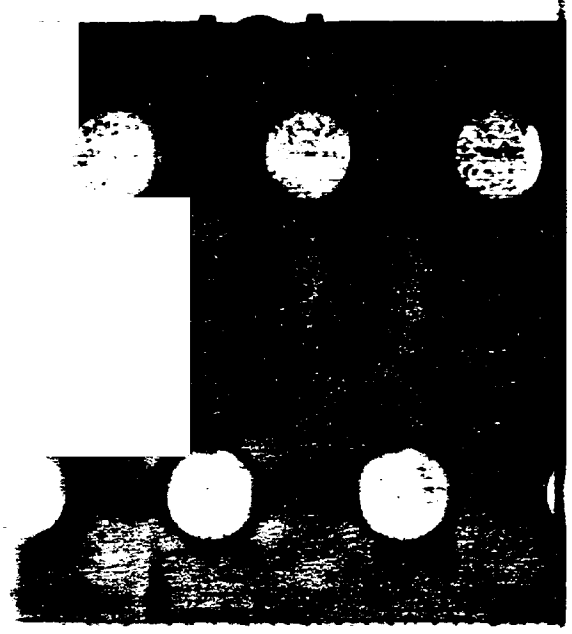
11. Declaration of covenants, conditions and restrictions of Burton Hills, Village of Summerwind, of record in Book 6778, page 510, as amended in Book 6917, page 736, said Register's Office.

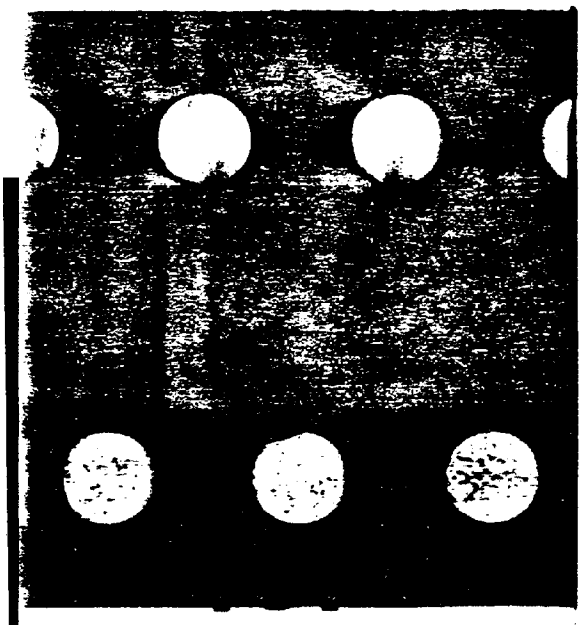
12. Maximum Square Footage Allocations for the Village of Summerwind as shown on the instrument of record in Book 6778, page 709, said Register's Office.

13. All matters as shown on the Plan of Burton Hills Village of Summerwind - Tract 12 of record in Book 6250, page 811, said Register's Office.

14. All matters as shown on the Plan of record in Book 6250, page 649, said Register's Office.

15. Conveyances for sanitary sewers and water mains of record in Book 7240, pages 543, 547, 551, 555, 559, 563, 567, 571, 575, 580, 585, 590, 595, 600, 605, 610, and 615, Book 7275, page 826, Book 7306, pages 127 and 150, Book 7461, pages 880, 884, 888, 929, 934 and 939, and Book 7593, pages 508, 531, 535, and 570, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7619 PAGE 35

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
215000.00
CON TX 709.50
PRFEE 0.50
[illegible] 9.00
TOTAL 719.00
CHECK 719.00
08/04/88 01 11:55 0001 3911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5600 2

IDENTIFICATION REFERENCE

AUG 4 11 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120505