BOOK 7726 PAGE 750

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FROM: SOVRAN BANK/CENTRAL SOUTH

TO: TIMOTHY J. FLYNN AND WIFE, TRACY LEE FLYNN

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

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Timothy J. Flynn & wife, Tracy Lee Flynn	SAME	Map 130-14 Parcel 35
705 Lynbrook		
Nashville, Tenn. 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of December, 1988.

Notary Public

My Comm. Expires: 1/11/92

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 Timothy J. Flynn and wife, Tracy Lee Flynn, 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 1032 Lynnwood Boulevard, 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, 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.

93124

IDENTIFICATION

Dec 13 3 24 PM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 13th day of December, 1988.

ATTEST:

BY: Jim R Miller

Title: Banking Officer

SOVRAN BANK/CENTRAL SOUTH

BY: R Booth Chapman

Title: Sr 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 R. Booth Chapman and Jim R Miller, 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 Sr. Vice Pres. and Bk Officer respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Sr. 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 R Booth Chapman as such Sr. Vice Pres. and Jim R Miller as such Bk Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of December, 1988.

Diana W Pate

NOTARY PUBLIC

My Commission Expires: 9-26-92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for said County.

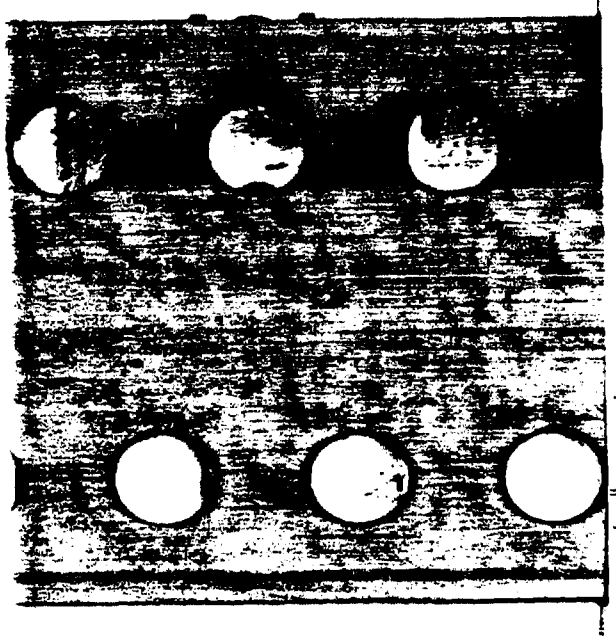
Said Lot No. 19 fronts 220 feet on the easterly side of Lynwood Boulevard and extends back 320.9 feet on the northerly line and 324.3 feet on the southerly line to a dead line, measuring 114 feet thereon.

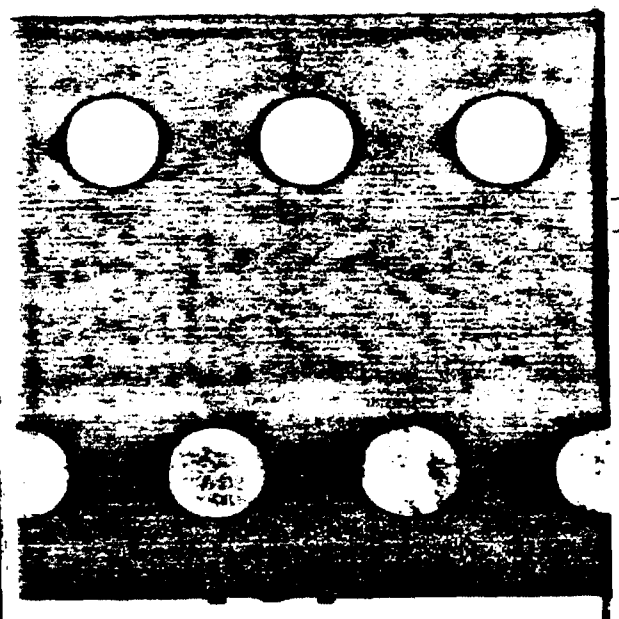
Being the same property conveyed to Commerce Union Bank, a Tennessee banking corporation by Warranty Deed from Ronald K. Gilmer and wife, Alicia Faye Gilmer, of record in Book 7193, page 213, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following exceptions:

1. Easement for Roadways and Utilities as contained in instrument of record in Book 1542, page 313, said Register's Office. NOTE: Said easement is located on "Old Graham Road."

2. All matters as shown on the Plan of record in Book 2331, page 8, said Register's Office.





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

RECEIVED OF _____

FOR _____ BOOK 7726 PAGE 753

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

931 24

IDENTIFICATION REFERENCE

Dec 13 3 24 PM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

	CAMT
	855000.00
CON TX	841.50
PRFEE	0.50
WDEED	9.00
TOTAL	851.00
CHECK	851.00

12/13/88 01 15:24 0001 6983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 163166