carl445:2/14/89
SVN503-683

1 tile Box 6 ca

FROM: SOVRAN BANK/CENTRAL SOUTH
TO: ROBERT S. DOOCHIN AND WIFE, ALBERTA R. DOOCHIN

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.
Robert S. Doochin & wife, Alberta R. Doochin 90 Valley Forge Nashville, Tn 37205	Sovran Mtg. Corp. P.O. Box 26388 Richmond,VA 23260-6388	Map 116-8-D Parcels 90 & 90.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Robert S. Doochin
Affiant

Subscribed and sworn to before me, this the 15th day of February, 1989.

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 Robert S. Doochin and wife, Alberta R. Doochin, 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 90 Valley Forge, 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 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.

09346

FEB 16 11 15 AM '89

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 15th day of February, 1989.

ATTEST:

BY: _____

Title: Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: _____

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 T.H. Bishop and Al Babich, 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 Vice President respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Executive Vice President and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by T.H. Bishop as such Executive Vice President and Al Babich as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of February, 1989.

Carol R. Lewis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/13/89

EXHIBIT A

In the County of Davidson, State of Tennessee, a certain building site being Lot No. 90 as shown on the Plan of Sugartree, Phase III, as of record in Book 4860, pages 117-121, as revised in Book 5050, pages 67-71, Register's Office for said County, to which plans reference is made for a more complete description.

Being the same property conveyed to Commerce Union Bank (now Sovran Bank/Central South) by Trustee's Deed from William B. Drescher, Trustee, of record in Book 6788, page 659, said Register's Office.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government and Belle Meade City taxes.

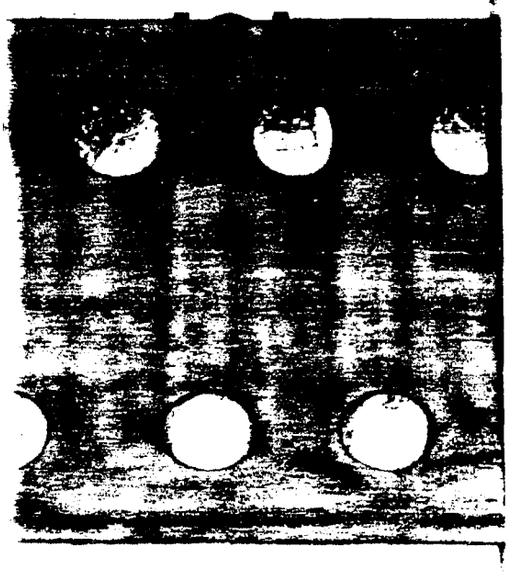
2. Declaration of covenants, conditions and restrictions for Sugartree, of record in Book 4857, page 157, as amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61, said Register's Office.

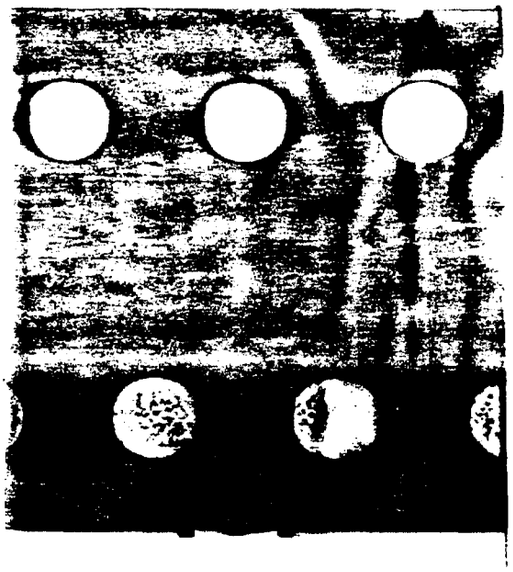
3. Covenant of record in Book 6106, page 380, said Register's Office.

4. All matters as shown on the plans of record in Book 4860, pages 117-121, and Book 5050, pages 67-71, said Register's Office.

5. Rights of others in and to the common areas.

7639 02/16 0101 03CHECK 1511.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 528

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 455000.00
CON TX 1501.50
PRFEE 0.50
WDEED 9.00
TOTAL 1511.00
CHECK 1511.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/89 01 11:16 0001 7639

09346

IDENTIFICATION

Feb 16 11 15 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 182100