carl460:2/24/89
SVN503-684

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: STUART E. NICHOLSON AND WIFE, JEAN H. NICHOLSON

This instrument prepared by: Title Book 6 cm
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Stuart E. Nicholson & wife, Jean H. Nicholson	Sovran Mtg. Corp.	Map 162-11
916 Oak Valley Lane	P.O. Box 26388	Parcel 4
Nashville, Tn. 37220	Richmond, VA 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Jean H. Nicholson
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1989.

Carol R. Lusk
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, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Stuart E. Nicholson and wife, Jean H. Nicholson, 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 561 Janice Drive, Antioch, Tennessee 37013.

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.

11731

IDENTIFICATION REFERENCE

FEB 27 11 45 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 24th day of February, 1989.

ATTEST:

BY: _____

Title: Assistant Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Al Bolick 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 Vice Pres and Asst Vice Pres respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice Pres and Asst Vice Pres being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Al Bolick as such Vice Pres and Jim R Miller as such Asst Vice Pres.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of February, 1989.

_____
NOTARY PUBLIC

My Commission Expires: 9-26-92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of Whittemore Valley, Section III, of record in Plat Book 6250, page 550, Register's Office for said County, which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 7730, page 90, Register's Office for Davidson County, Tennessee.

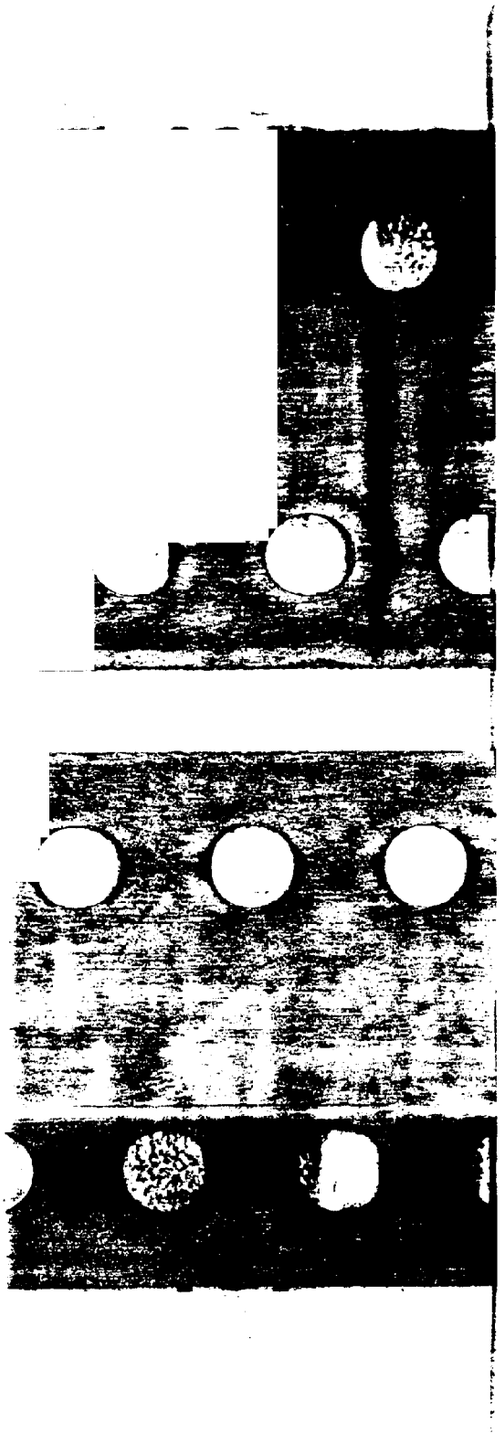
The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 6243, page 80, said Register's Office.

3. All matters as shown on the Plan of record in Book 6250, page 550, said Register's Office.

0430 02/27 0101 03CHECK 224.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7780 PAGE 123

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 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 9.00
TOTAL 224.00
CHECK 224.00

02/27/89 01 11:47 0001 0430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11.73 I.

IDENTIFICATION REFERENCE

Feb 27 11 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184859