carl619:4/28/89
SVN503-686

File 4 BOOK 7828 PAGE 476

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: TIMOTHY R. MILLER

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.
Timothy R. Miller	Sovran Mtg. Corp.	Map 64-11-A
906 Chase Blvd.	P.O. Box 26388	Parcel 80
Hermitage, Tn. 37076	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 1989.

Notary Public

My Comm. Expires: 3/27/93

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, 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 Timothy R. Miller, hereinafter called the GRANTEE, his 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 906 Chase Boulevard, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his 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 GRANTEE, his 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.

28956

IDENTIFICATION REFERENCE

MAY 1 11 23 AM '89

05/01 0101 03CHECK 316.40

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 28th day of April, 1989.

ATTEST:

BY: J. Lee Snodgrass

Title: Assistant Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: Al Babich

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of April, 1989.

Leanne R Neal
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON

My Commission Expires: 5/8/91

EXHIBIT A

Land in Davidson County, Tennessee, being known as Lot 80 as shown on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Sovran Bank/Central South by Substitute Trustee's Deed from David J. Hill, Substitute Trustee, of record in Book 7584, page 266, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. Restrictive Covenants contained in an instrument of record in Book 4465, page 109, said Register's Office.

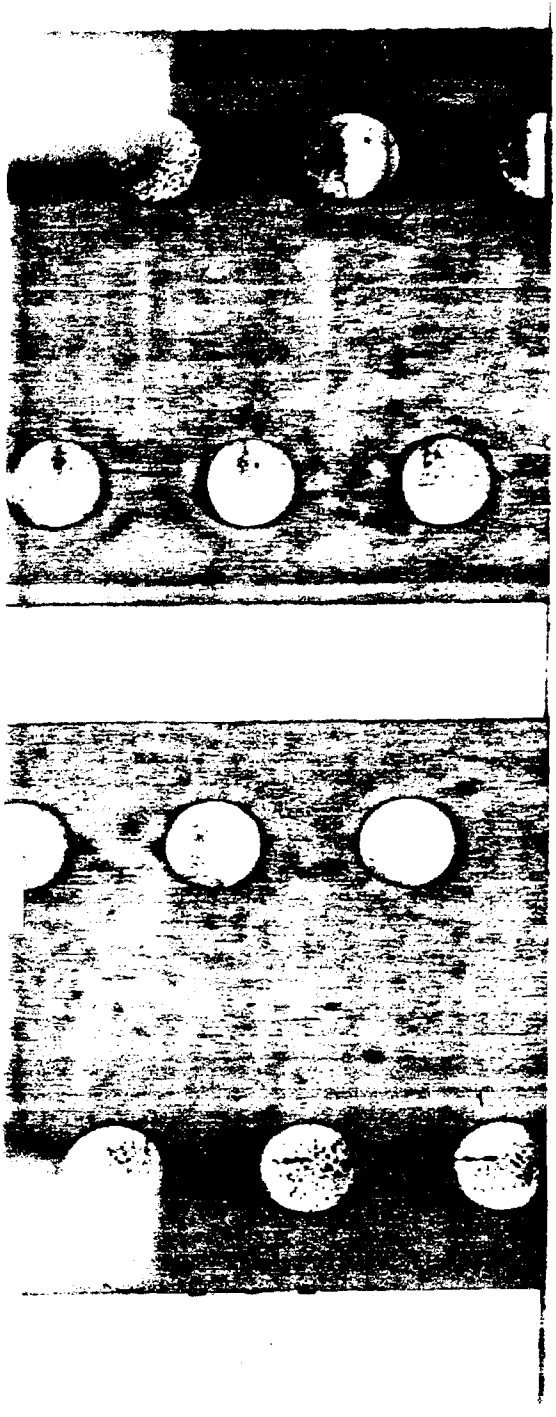
3. Corrected Declaration of Covenants, Conditions and Restrictions of record in Book 6783, page 805, and amended and restated by instrument of record in Book 7189, page 553, said Register's Office.

4. All matters as shown on the plan of record in Book 4715, page 56, said Register's Office.

5. All matters as shown on the plan of record in Book 6250, pages 821 and 822, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6548, page 557, said Register's Office.

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7828 PAGE 479

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 93000.00
CON TX 306.90
PRFEE 0.50
WDEED 9.00
TOTAL 316.40
CHECK 316.40

05/01/89 01 11:24 0001 1464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28956

IDENTIFICATION REFERENCE

MAY 1 11 23 AM '89

FELIX Z WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 204962