carl919:8/1/89
SVN503-698

File Book 6 ca

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: STEPHEN T. CHURCH & WIFE, SUSAN O. CHURCH

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.
Stephen T. Church & wife, Susan O. Church	SAME	Map 158 Parcel 3
2217 Old Harding Blvd Nashville, Tn 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

Stephen T. Church
Affiant

Subscribed and sworn to before me, this the 1st day of August, 1989.

Carol R. Rivers
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 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 Stephen T. Church and wife, Susan O. Church, 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.)

1699 08/02 0101 03CHECK 66.10

This is unimproved property.

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.

54380

Aug 2 11 17 AM '89

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 1st day of August, 1989.

ATTEST:

BY: Frank Parker

Title: Asst. Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: [signature]

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 Frank Parker, 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 Assistant Vice President respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice President and Assistant 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 Frank Parker as such Assistant Vice President

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of August, 1989.

[signature]
NOTARY PUBLIC

My Commission Expires: 3/3/92

Two tracts of land in the 7th Civil District of Davidson County, Tennessee, and partially in Williamson County, Tennessee, being Lots 10 (Tract 1) and 11 (Tract 2), as shown on the preliminary plan of the Alexander property and more particularly described as follows:

TRACT 1:

Beginning at a point in the south right-of-way of a proposed road having a right-of-way width of 50', said point being in the northeast corner of the herein described tract and the northwest corner of Lot 11. Also being South 70°-49' West a distance of 230', more or less, from an iron pin in the south right-of-way line of proposed road, said pin being in the northeast corner of Lot 11 and the northwest corner of Lot 12 and proceeding as follows: Leaving said right-of-way, South 19°-11' East a distance of 373.6', more or less, to a point in a fence line; thence with said fence, South 70°-49' West a distance of 265', more or less, to a point; thence leaving said fence, North 10°-47' West a distance of 387', more or less, to a point in the south right-of-way line of a 50-foot proposed road; thence with said right-of-way, North 70°-49' East a distance of 210', more or less, to the point of beginning as per office survey by Turner Engineering Company dated January 17, 1974.

TRACT 2:

Beginning at an iron pin in the northeast corner of the herein described tract, said pin being in the northwest corner of what is shown as Lot 12, said pin being in the east and south right-of-way of a proposed roadway having a right-of-way width of 50' and being 25' from the center line of said proposed road and proceeding as follows: Leaving said right-of-way and with the west boundary of Lot 12, South 19°-11' East a distance of 373.6' to a point in a fence line; thence, with said fence line, 70°-49' West a distance of 230', more or less, to a point; thence leaving said fence line, North 19°-11' West a distance of 373.6', more or less, to a point in the south right-of-way of a proposed road; thence with said right-of-way, North 70°-49' East a distance of 230', more or less, to the point of beginning as per office survey of Turner Engineering Company dated January 17, 1974.

TRACT NOS. 1 and 2 being the same property conveyed to Commerce Union Bank, now Sovran Bank/Central South, by deed from Cyrus L. Booker, Substitute Trustee, of record in Book 7393, page 682, Register's Office for Davidson County, Tennessee.

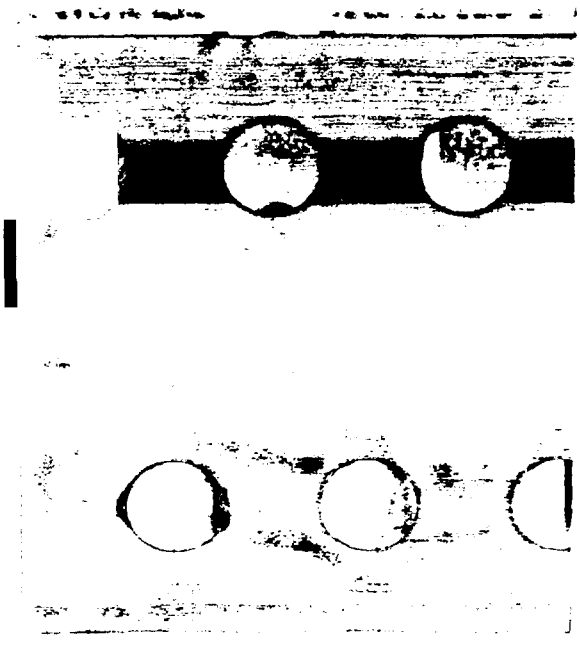
The above property is conveyed subject to the following:

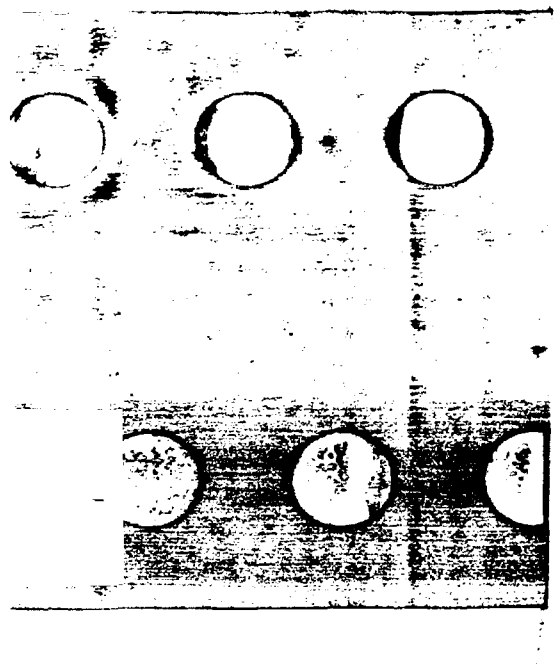
1. 1989 Metropolitan Government taxes.

2. Restrictive covenants contained of record in Book 3508, page 247, and Book 3644, page 186, said Register's Office.

3. Lack of direct access to the subject property.

4. Easement for the flow of Otter Creek.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7904 PAGE 674

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 17000.00
CON TX 56.10
PRFEE 1.00
WDEED 9.00
TOTAL 66.10
CHECK 66.10

08/02/89 01 11:22 0001 1699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.3.8.8.

IDENTIFICATION

Aug 2 11 17 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 235[illegible]