This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Charles Carter Baker, Sr.	(same)	145-3-76
1391 Tyne Boulevard		
Nashville, TN 37205		

SPECIAL WARRANTY DEED 8820 08/24 0101 03CHECK 340.30

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sovran Bank/Central South (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Charles Carter Baker, Sr. (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> A tract of land in the 7th, formerly 11th, District of Davidson County, Tennessee, being Lot 2, described according to the amended subdivision of the C. C. Baker property of record in Plat Book 4300, page 124, Register's Office of Davidson County, Tennessee, as follows:
>
> Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18 deg. 6 min. west 254.37 feet to a point; thence south 90 deg. east 25 feet to a point on the east side of Tyne Boulevard; thence south 33 deg. 54 min. east 77.45 feet to a point; thence south 67 deg. 54 min. east 260 feet to a point; thence north 0 deg. 14 min. east 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 Subdivision, being the former Dr. Anderson's line; thence with said line north 86 deg. 18 min. west 176.25 feet more or less to a point; thence south 18 deg. 6 min. west 6.87 feet to a point; thence north 71 deg. 54 min. west 15 feet to a point on the east side of Tyne Boulevard; thence north 90 deg. west 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less.
>
> 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 7736, page 595, Register's Office for Davidson County, Tennessee.

This is improved property known as 1391 Tyne Boulevard, Nashville, Tennessee 37205.

60399

IDENTIFICATION REFERENCE

Aug 24 11 24 AM '89

DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1989 real estate taxes.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 7th day of August, 1989.

GRANTOR:

Sovran Bank/Central South

By: _____

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, W. Baluch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the of Vice President, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 7th day of August, 1989.

_____
NOTARY PUBLIC

My Commission Expires:

10/6/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,967.69.

_____
Affiant

Subscribed and sworn before me on this 2nd day of August, 1989.

BWMLH28
08/07/89(pk)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7921 PAGE 971

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 100967.69
CON TX 333.30
PRFEE 1.00
MDEED 6.00
TOTAL 340.30
CHECK 340.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/24/89 01 11:26 0001 8820

60399

IDENTIFICATION REFERENCE

AUG 24 11 24 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 242053