car2056:8/29/89
SVN503-1506

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: LONNIE MELVIN TILLIS AND WIFE, JULIA A. TILLIS

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.
Lonnie Melvin Tillis and wife, Julia A. Tillis	SAME	Map 93-13
48 Music Square East		Parcel 153
Nashville, TN 37203		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Lonnie Melvin Tillis
Affiant

Subscribed and sworn to before me, this the 29th day of August, 1989.

Carol R Rumer
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 Williamson County Bank), a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Lonnie Melvin Tillis and wife, Julia A. Tillis, 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 48 Music Square East, Nashville, Tennessee 37203.

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.

6221 6.
IDENTIFI REFERENCE
AUG 30 2 37 PM '89
DAVIDSON COUNTY, TN
0970 08/30 0101 DEDEDEDX 17.25

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 42 feet front and 39.1 feet rear of Lot No. 58 and all of Lot No. 59 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated August 15, 1968, as follows:

Beginning at a cut in the sidewalk at the northeast intersection of 16th Avenue South and South Street; thence with the margin of 16th Avenue South, northwardly 128 feet; thence eastwardly 164.9 feet to the westerly margin of an alley; thence with the margin of same, southerly 125.1 feet to an iron pin in the northerly margin of South Street; thence with the margin of South Street, westerly 163.4 feet to the beginning.

Being the same property conveyed to Williamson County Bank by Successor Trustee's Deed from Elizabeth M. Adams, Successor Trustee, of record in Book 7272, page 765, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. Reservation for 10 (ten) parking spaces located on the southerly 42 feet front and 39.1 feet rear of Lot 58 reserved by MCA, Inc., in a deed to Jaco, Inc., of record in Book 5205, page 505, said Register's Office.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 29th day of August, 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 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.

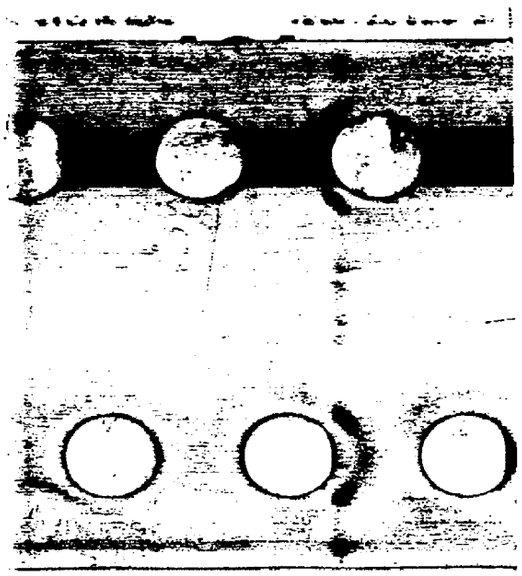
Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of August, 1989.

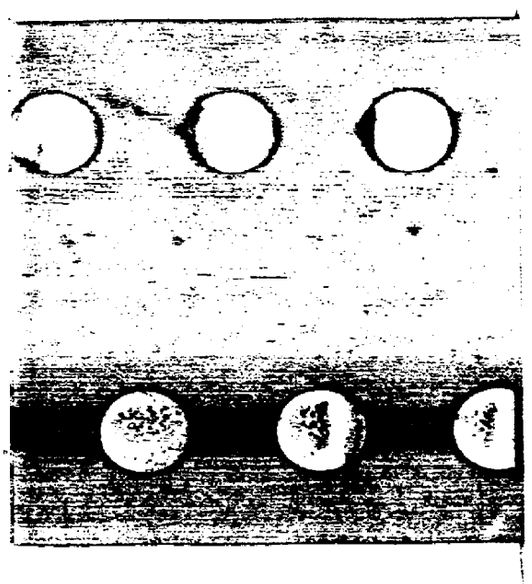
Carol R. Rivers

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7926 PAGE 770

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 525000.00
CON TX 1732.50
PRFEE 1.00
WDEED 9.00
TOTAL 1742.50
CHECK 1742.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/89 01 14:39 0001 0970

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IDENTIFICATION REFERENCE

AUG 30 2 37 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244168