car2319/lrn:12/1/89
SVN503-1513

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: ALBERT DULING, III & WIFE, JUDI P. DULING

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Albert Duling, III & wife, Judi P. Duling	SAME	Map 130-2 Parcel 174
91 Blackburn Ave. Nashville, Tn. 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 1989.

Notary Public

My Comm. Expires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Albert Duling, III and wife, Judi P. Duling, 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 91 Blackburn Avenue, Nashville, Tennessee 37205.

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.

87217

IDENTIF. TREFERENCE

DEC 5 3 55 PM '89

FELIX Z. REGISTER DAVIDSON COUNTY TN.

2074 12/05 0101 03CHECK 1412.50

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 5th day of December, 1989.

ATTEST:

BY: Carolyn Bynum

Title: Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: J. Hunter Atkins

Title: EVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and Carolyn Bynum, 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 Executive Vice President and Vice President respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Executive Vice President and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Executive Vice President and Carolyn Bynum as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 1989.

Carol K. [illegible]
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of Lot 101, Bransford Realty Company, Belle Meade Golf Links, of record in Book 6200, page 352, Register's Office for said County, said Lot 101 being of record in Book 421, pages 94 and 95, Register's Office, Davidson County, Tennessee.

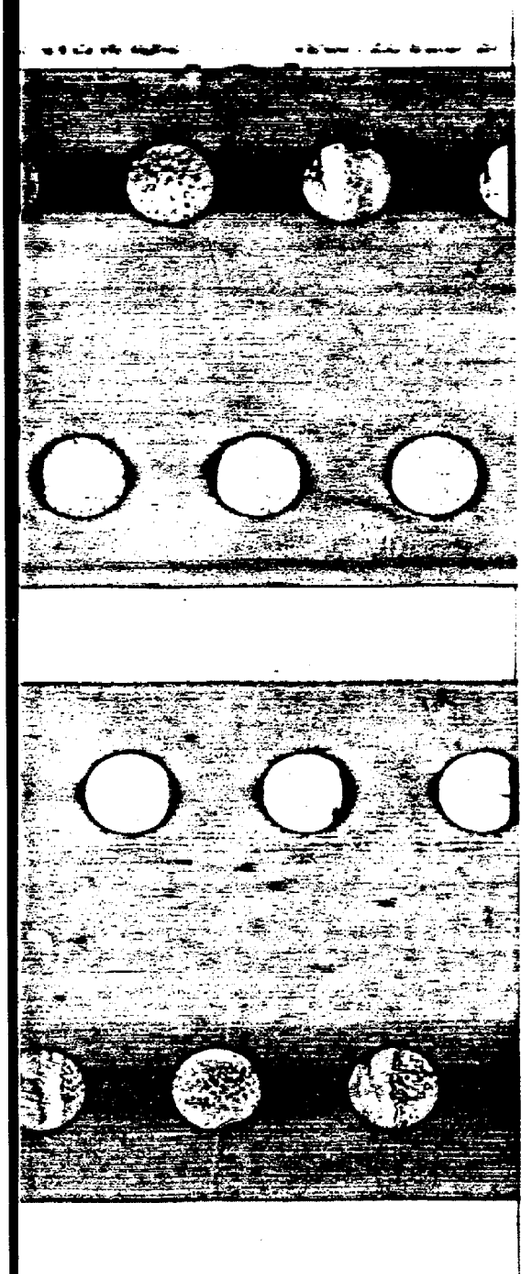
Said Lot No. 2, which is a corner lot, fronts 215.83 feet on the northeasterly margin of Blackburn Avenue (which is on a curve) and extends back 108.35 feet on the easterly line and 169.23 feet on the northerly line.

Being the same property conveyed to Sovran Bank/Central South by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 7944, page 576, said Register's Office.

The above property is conveyed subject to the following:

1. All matters as shown on the plan of record in Book 6200, page 352, said Register's Office.

2. All matters as shown on the Mortgage Loan Inspection of John Kohl & Company, P.C., dated November 28, 1989, bearing File No. 81295-D, including the encroachment of a neighbor's concrete drive over the northwesterly portion of subject property.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7999 PAGE 331

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 425000.00
CON TX 1402.50
PRFEE 1.00
WDEED 9.00
TOTAL 1412.50
CHECK 1412.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/89 01 15:55 0001 2074

87217

IDENTIF. REFERENCE

Dec 5 3 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 273274