car2403/lrn:1/19/90
SVN503-1520

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: EDWIN L. HEARD & WIFE, JULIE A. HEARD

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. |
|---|---|---|
| Edwin L. Heard & wife, Julie A. Heard | Sovran Mtg. Corp. | Map 104-2-F |
| Unit 1, 3204 West End Circle | P.O. Box 26388 | Parcel 1 |
| Nashville, Tn. 37203 | Richmond, VA 23260-6388 | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,400.00.

Julie A. Heard
Affiant

Subscribed and sworn to before me, this the 19th day of January, 1990.

Notary Public

My Comm. Expires: 3/11/91

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 Edwin L. Heard and wife, Julie A. Heard, 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 Unit 1, 3204 West End Circle, 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.

IDENTIFICATION REFERENCE
JAN 22 3 29 PM '90
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 19th day of January, 1990.

ATTEST:

BY: _____

Title: Banking Officer

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 Lance B Chitwood and _____, 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 Banking Officer respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice President and Banking Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ as such Vice President and _____ as such Banking Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of January, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 3/[illegible]

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1 of West End Square Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, page 648, as amended in Book 6712, page 739, Book 6780, page 353, and further amended in Book 7114, page 388, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of West End Square Condominiums of record in Book 6250, page 828, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Stephen C. Baker, Trustee, of record in Book 7779, page 15, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

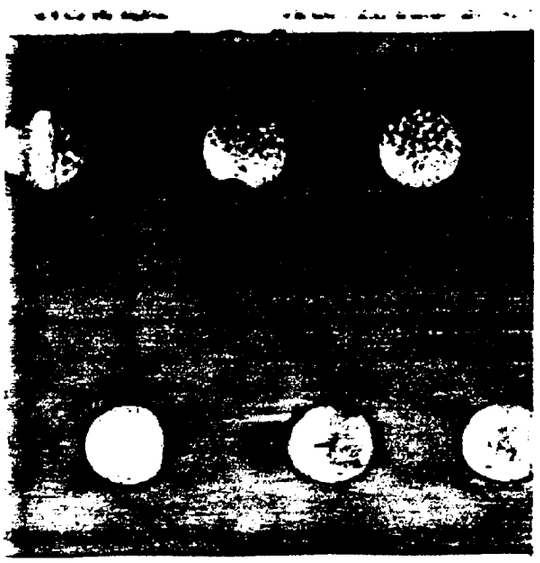
1. 1990 Metropolitan Government taxes.

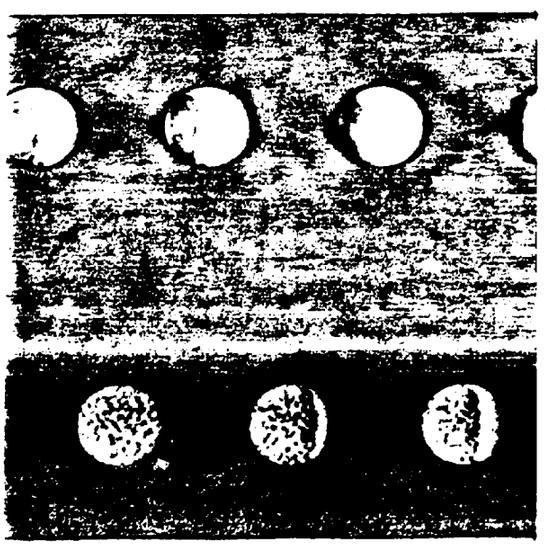
2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of West End Square Condominium, and the By-Laws appended thereto, of record in Book 6686, page 648, as amended in Book 6712, page 739, Book 6780, page 353, and Book 7114, page 388, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4246, page 186, said Register's Office.

4. All matters as shown on the Plan of record in Book 6250, page 828, said Register's Office.

5. Rights of others in and to the common elements.





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

RECEIVED OF _____

FOR _____

BOOK 8030 PAGE 62

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

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

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 38400.00 |
| | | | | CON TX 126.72 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 9.00 |
| | | | | TOTAL 136.72 |
| | | | | CHECK 136.72 |
| | | | 01/22/90 01 | 15:32 0001 5034 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 7. 9. 9. 2

IDENTIFT REFERENCE

JAN 22 3 29 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 286120