car2448/lrn:1/30/90
SVN503-1519

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: RANDOLPH KINZER & WIFE, KATIE R. KINZER

This instrument prepared by: Jule Box 6
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Randolph Kinzer & wife, Katie R. Kinzer	Sovran Mtg. Corp.	Map 58-16
245 Haynes Park Dr.	P. O. Box 26388	Parcel 72
Nashville, Tn. 37218	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Katie R. Kinzer
Affiant

Subscribed and sworn to before me, this the 31st day of January, 1990.

Carol Ann Lobisser
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, (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 Randolph Kinzer and wife, Katie R. Kinzer, 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 245 Haynes Park Drive, Nashville, Tennessee 37218.

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.

0 0 8 2 6

IDENTIF. TREFERENCE

FEB 1 11 27 AM '90

FILED & RECORDED REGISTER DAVIDSON COUNTY TN.

9302 02/01 0101 03CHECK 175.00

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 31st day of January, 1990.

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 Rodgers, 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 Prendat respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice Prendat and ~~Assistant Vice Prendat~~ 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 Prendat and J Lee Rodgers as such Assistant Vice Prendat.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of January, 1990.

Carol R. Lewis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, page 185, and amended in Book 4869, page 681, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 92 feet on the westerly side of Haynes Park Drive and runs back between lines 100 feet on the northerly line and 85 feet on the southerly line to a broken line at the rear on which it measures 130.90 feet therein.

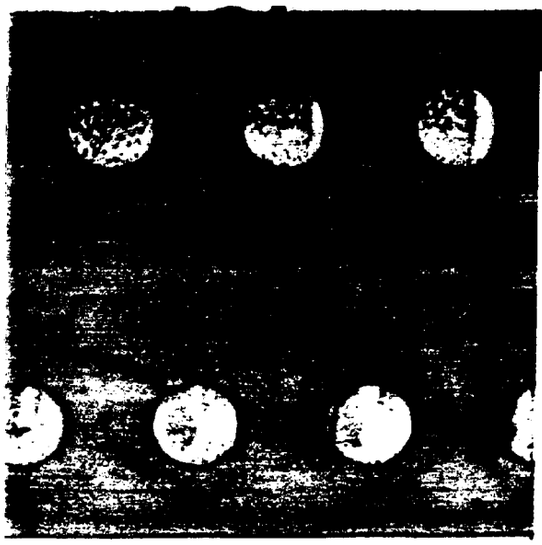
Being the same property conveyed to Commerce Union Bank, now Sovran Bank/Central South, by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 7102, page 1, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Restrictive Covenants of record in Book 4707, page 766, said Register's Office.

3. All matters as shown on the plan of record in Book 4460, page 185, and amended in Book 4869, page 681, said Register's Office.



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

RECEIVED OF _____

FOR _____

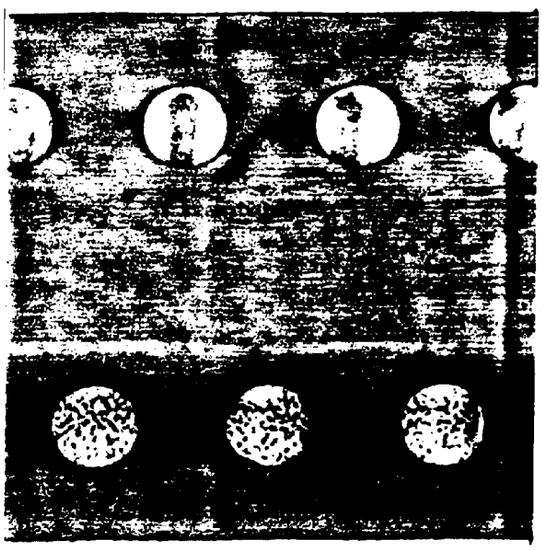
BOOK 8037 PAGE 467

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 9.00
TOTAL 175.00
CHECK 175.00

02/01/90 01 11:24 0001 9322



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00826

IDENTIF. REFERENCE

FEB 1 11 27 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 289362