car2486/lrn:2/13/90
SVN503-1525

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: E. MARK TURNER

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

| Address of New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| E. Mark Turner | SAME | Map 83-3 |
| 819 Woodland St. | | Parcel 35 |
| NASHVILLE, TN. 37206 | | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

E. Mark Turner
Affiant

Subscribed and sworn to before me, this the 15th day of February, 1990.

Carol R. Rhinehart
Notary Public

NOTARY PUBLIC AT LARGE

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 GRANTEE, 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 E. Mark Turner, hereinafter called the GRANTEE, his 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 118-1/2 Creighton Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his 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 GRANTEE, his 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.

04238

IDENTIF. REFERENCE

FEB 15 3 53 PM '90

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 15th day of February, 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 Hodgson, 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 Hodgson as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of February, 1990.

_____
NOTARY PUBLIC

NOTARY PUBLIC RIVERS LARGE

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of R.T. Creighton's Subdivision of Lots Nos. 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the Southerly side of Creighton Avenue and runs back between parallel lines 170 feet to an alley.

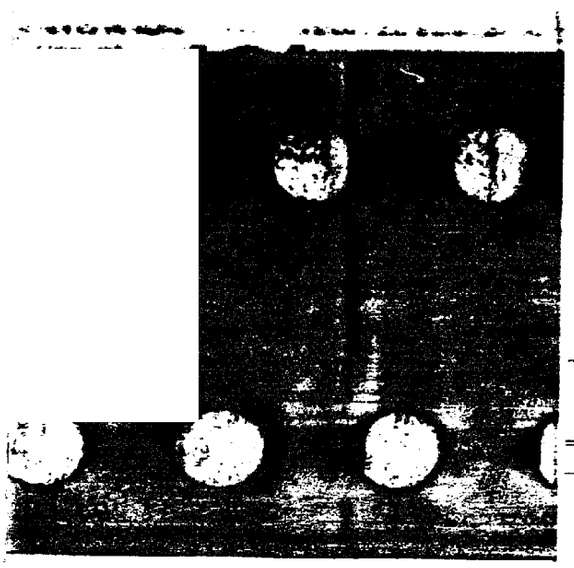
Being the same property conveyed to Sovran Bank/Central South by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 7949, page 252, said Register's Office.

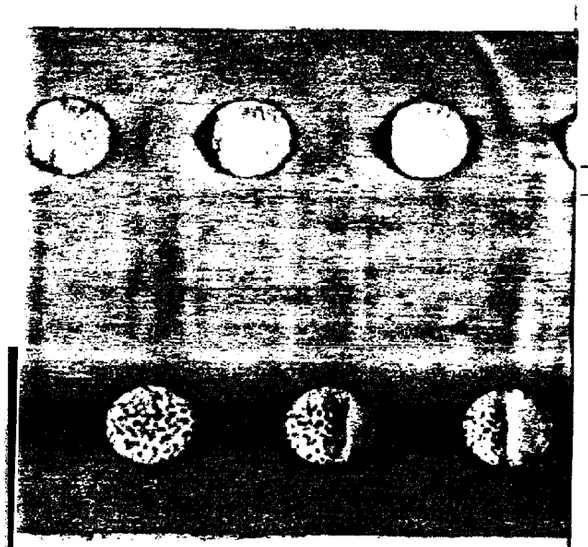
The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements as contained in the instrument of record in Book 4026, page 595, said Register's Office.

330B 02/15 0101 03CHECK 89.20





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

RECEIVED OF _____

FOR _____

**BOOK 8046 PAGE 755**

| | | |
|---|---|---|
| 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 | 24000.00 |
| | | | CON TX | 79.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 89.20 |
| | | | CHECK | 89.20 |
| 02/15/90 | 01 | | 15:58 0001 | 3308 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0 4 2 3 8

IDENTIF. TREFERENCE

FEB 15 3 53 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

**No. 293303**