BOX 6 D&E
mtl

w1:esp861:dkr:02/05/90
ept016

BOOK 8054 PAGE 109

FROM: Sovran Bank/Central South, Trustee

TO: Mary E. Tafel Steele, Patricia Tafel Kirchdorfer, Mary D. Tafel Barnum, William D. Tafel, and John A. Tafel equally as tenants in common

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

Address New Owner as follows:
Mary E. Tafel Steel, et al
401 A Country Lane
Louisville, KY 40207

Tax Bills To:
Same

Map-Parcel No.
93-10
178.1, 190,
193 & 194

STATE OF ~~TENNESSEE~~) Kentucky
COUNTY OF ~~DAVIDSON~~) Jefferson

The actual consideration or value, whichever is greater, for this transfer is $439,800.

Mary E. Tafel Steele
Affiant

Subscribed and sworn to before me, this the 22nd day of February, 1990.

Notary Public

My Comm. Expires: Notary Public, State at Large, KY
My commission expires Nov. 26, 1990

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 and sufficiency of which are hereby acknowledged, Sovran Bank/Central South, Trustee, with full power to sell, mortgage, lease, or convey, without joinder of a beneficiary, under the terms of a trust agreement dated January 23, 1967, between Mary E. Tafel Steele, et al, "Settlors", and Commerce Union Bank, "Trustee", its successors and assigns, as the successor of Commerce Union Bank, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Mary E. Tafel Steele, Patricia Tafel Kirchdorfer, Mary D. Tafel Barnum, William D. Tafel, and John A. Tafel equally as tenants in common, herein called "GRANTEES", their successors, heirs, and assigns, those certain tracts or parcels of land in Nashville, Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This is improved property.

TO HAVE AND TO HOLD the said tracts and parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs,

successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no 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.

WITNESS its hand this 28 day of February, 1990.

SOVRAN BANK/CENTRAL SOUTH, TRUSTEE

Attest: Cheryl Scannell
Title: Asst. V. Pres. + T.O.

By: V. Russell Grunwald
Title: Assist V.P. and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared V. Russell Grunwald and Cherrie Scannell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be a trust officer and a trust officer respectively, of Sovran Bank/Central South, Trustee the within named bargainor, a corporation, and that they as such officers and assest Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said V Russell Grunwald as such Officer, and attesting the same by the said Cherie Scannell as such Trust Officer.

Witness my hand and seal, at office in Nashville Tennessee, this the 28 day of February, 1990.

Angelina C. Lindsay
NOTARY PUBLIC

My Commission Expires: July 18, 1992

wl:esp860:dkr:02/05/90

EXHIBIT A

To Special Warranty Deed dated Jan 28, 1990, From Sovran Bank/Central South, Trustee to Mary E. Tafel Steele, Patricia Tafel Kirchdorfer, Mary D. Tafel Barnum, William D. Tafel, and John A. Tafel equally as tenants in common.

Tract I

Land in Davidson County, Tennessee, being the rear or westerly 26 feet of Lots Nos. 5 & 6 in the Subdivision of Lot No. 49 in Southfield, a plan of the original lots known as Southfield is of record in Book "N", page 459, Register's Office for said County, the plan of said subdivision is not of record.

Said westerly part of Lots Nos. 5 & 6 fronts 26 feet on the southerly side of Shirley Street and runs back between parallel lines with the easterly margin of the first alley west of High Street or 6th Avenue South 80 feet to the northerly line of Lot No. 7 on the plan of said subdivision.

Being the same property conveyed to Tafel Electric and Supply Company, a Kentucky corporation, by deed from Paul Tafel, Sr., Trustee, of record in Book 3819, page 606, Register's Office for Davidson County, Tennessee, and then conveyed by Tafel Electric and Supply Company to Commerce Union Bank, Trustee by deed of record in Book 4210, page 551, Register's Office for Davidson County, Tennessee.

Tract II

Being part of Lot No. 50 on the Plan of Southfield, as of record in Book "N", page 459, Register's Office for said County, described as follows:

Beginning at a point on the southeasterly margin of Shirley, formerly Franklin Street, 117 feet northeasterly from the southeast corner of 7th Avenue South and said Shirley Street; thence with the southeasterly margin of said Shirley Street northeastwardly 39 feet to an alley; thence with the southwesterly margin of said alley southeastwardly 117 feet; thence northwestwardly 39 feet; thence northwestwardly 117 feet to the beginning.

Being the same property conveyed to Tafel Electric and Supply Company, a Kentucky corporation, by deed from Jasye B. Jones Wallace of record in Book 3646, page 543, Register's Office for Davidson County, Tennessee, and then conveyed by Tafel Electric and Supply Company to Commerce Union Bank, Trustee by deed of record in Book 4210, page 551, Register's Office for Davidson County, Tennessee.

Tract III

(Tract A) Being part of Lot No. 49 on the plan of Southfield, as of record in Book "N", page 459, Register's Office for said County, described as follows:

Beginning on the westerly margin of 6th Avenue South, formerly High Street at the southeast corner of the property conveyed to W. H. Tune and Earl Pond, Jr., by deed from Alfred Hirschberg and wife, of record in Book 1878, page 137, said Register's Office; thence with said Tune and Pond's southerly line, westwardly 157-1/2 feet, more or less, to the easterly margin of an alley, thence with same southwardly 30 feet to the northwest corner of the property conveyed to the City of Nashville, by deed from Tennessee Utilities Corporation, of record in Book 1133, page 8, said Register's Office; thence with City of Nashville's northerly line, eastwardly 157-1/2 feet, more

or less, to the westerly margin of 6th Avenue South; thence with same, northwardly 30 feet to the beginning.

(Tract B) Being part of Lot No. 49 on the plan of Southfield, as of record in Book "N", page 459, Register's Office for said County, being the southerly 20-1/2 feet of Lot No. 9, and the northerly 9-1/2 feet of Lot No. 10 on the unrecorded subdivision of said Lot No. 49, described as follows:

Beginning on the westerly margin of 6th Avenue South, formerly High Street, at the Southeast corner of the property conveyed to Mrs. Josephine Turner by deed from John Henry Howington and wife, of record in Book 628, page 123, said Register's Office; thence with Turner's southerly line westwardly 157-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 30 feet; thence eastwardly 157-1/2 feet, more or less to the westerly margin of 6th Avenue South; thence with said Avenue northwardly 30 feet to the beginning.

(Tract C) Being part of Lot No. 49 on the plan of Southfield, as of record in Book "N", page 459, Register's Office for said County, being the southerly 10-1/2 feet of Lot No. 8 and the northerly 19-1/2 feet of Lot No. 9 on the unrecorded subdivision of said Lot No. 49, described as follows:

Beginning on the westerly margin of 6th Avenue South, formerly High Street, at the northeast corner of the property conveyed to W. H. Tune, et al., by deed from Alfred Hirshberg and wife, of record in Book 1878, page 137, said Register's Office; thence with Tune's northerly line westwardly 157-1/2 feet more or less, to the easterly margin of an alley; thence with said alley northwardly 30 feet; thence eastwardly 157-1/2 feet, more or less, to the westerly margin of 6th Avenue South, thence with said Avenue southwardly 30 feet to the beginning.

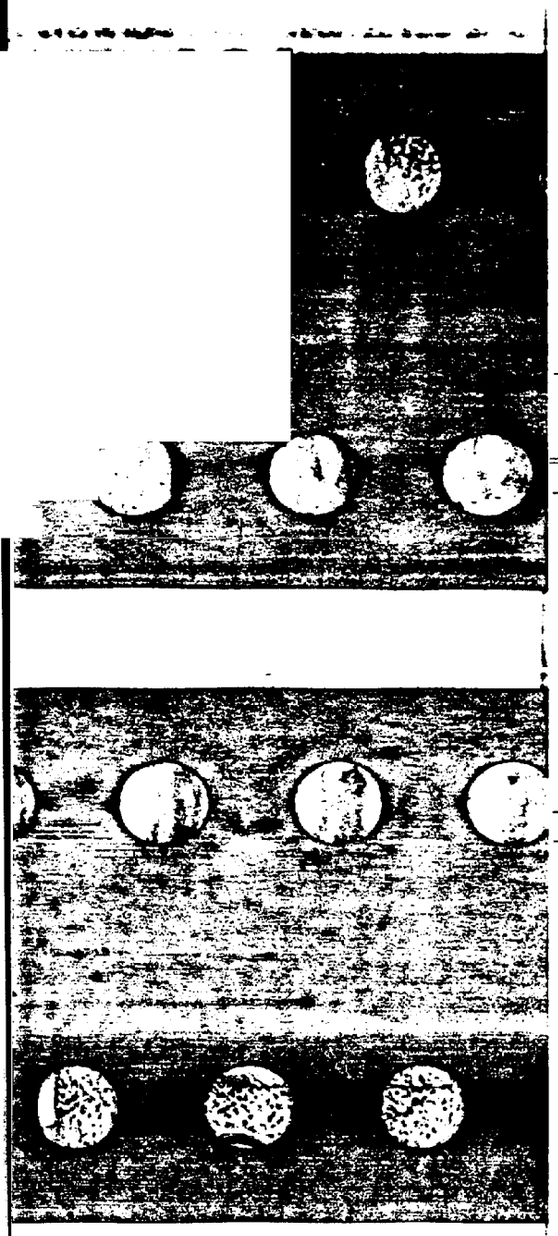
Tracts A, B, and C are the same property conveyed to Tafel Electric and Supply Company, a Kentucky corporation, by deed from Paul Tafel, Sr., and wife, Mary Tafel, of record in Book 2908, page 384, Register's Office for Davidson County, Tennessee, and then conveyed by Tafel Electric and Supply Company to Commerce Union Bank, Trustee by deed of record in Book 4210, page 551, Register's Office for Davidson County, Tennessee.

Tract IV

Being part of lot No. 49 on the map of Southfield of record in Book "N" page 459 RODC, Tenn. and being known as lot #7 and parts of lots 5, 6 and 8 on the unrecorded subdivision of lot #29 -- Beginning at the southwest intersection of Sixth Avenue South and Shirley Street; thence with the westerly margin of 6th Ave., South, southerly 149.5 feet to the southeast corner of lot #8; thence with the south line of #8, westerly 157.7 feet, more or less, to the easterly margin of an alley, thence with margin of alley northerly 69.5 feet to a point; thence easterly direction 26 feet to a point; thence in a northerly direction 80 feet to the south margin of Shirley Street; thence easterly 131.5 feet to the point of beginning.

Being the same property conveyed to Tafel Realty Co. by deed from Mary E. Tafel Steele, et al, dated July 18, 1956, of record in Book 2590, page 102, Register's Office for Davidson County, Tennessee, and then conveyed by Tafel Realty Co. to Commerce Union Bank, Trustee by deed of record in Book 4096, page 12, Register's Office for Davidson County, Tennessee.

07009 IDENTIF. TREFERENCE FEB 28 1 37 PM '90 DAVIDSON COUNTY TN. RUSH 5577 02/28 0101 03CHECK 1464.34



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

RECEIVED OF _____

FOR _____

BOOK 8054 PAGE 113

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 439800.00
CON TX 1451.34
PRFEE 1.00
WDEED 12.00
TOTAL 1464.34
CHECK 1464.34

02/28/90 01 13:39 0001 6577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07009

IDENTIF: TREFERENCE

Feb 28 1 37 PM '90

DAVIDSON COUNTY TN.

No. 296529