car2561/lrn:3/1/90
SVN503-1528

BOOK 8056 PAGE 658

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: RICHARD A. BANGERT AND WIFE, DIANA L. BANGERT

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Richard A. Bangert & wife,	Sovran Mtg. Corp.	Map 116-8-G
Diana L. Bangert	P.O. Box 26388	Parcel 186
186 Moultrie Park	Richmond, Virginia	
Nashville Tn. 37205	23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Richard A Bangert
Affiant

Subscribed and sworn to before me, this the 1st day of March, 1990.

Carol R Rumley
Notary Public

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 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 Richard A. Bangert and wife, Diana L. Bangert, 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 186 Moultrie Park, 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.

07815
IDENTIF. TREFERENCE
MAR 2 12 30 PM '90
DAVIDSON COUNTY TN.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 1st day of March, 1990.

ATTEST:
BY: J. Lee Lindgren
Title: Assistant Vice President

SOVRAN BANK/CENTRAL SOUTH
BY: Lance B. Chitwood
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 J. Lee Lindgren, 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 Lance B. Chitwood as such Vice President and J. Lee Lindgren as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of March, 1990.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A BOOK 8056 PAGE 660

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 186, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 7707, page 353, said Register's Office.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Declaration of covenants, conditions and restrictions for Sugartree, of record in Book 4857, page 157, as amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61, said Register's Office.

3. All matters as shown on the plans of record in Book 5050, pages 67-71, as amended, said Register's Office.

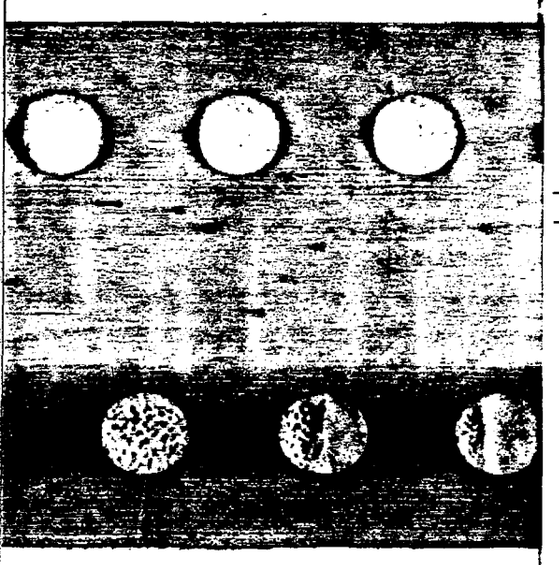
4. Easements affecting the common area of record in Book 3400, page 63, Book 4005, page 367, and Book 7061, page 100, said Register's Office.

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

6. All matters as shown on the Mortgage Loan Inspection of John Kohl & Company, P.C., dated February 8, 1990, bearing File No. 35715-B, including the encroachment of the patio and/or porch onto the 10' public utility and drainage easement and the encroachment of the fence onto the adjoining lot.

3923 03/02 0101 03CHECK 967.00





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

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 661

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 290000.00
CON TX 957.00
PRFEE 1.00
MDEED 9.00
TOTAL 967.00
CHECK 967.00

03/02/90 01 12:29 0001 8923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07815

IDENTIF. TREFERENCE

MAR 2 12 30 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 297435