car2650/lrn:3/28/90
SVN503-1522

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: J. EARL DAWKINS, JR.

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.
J. Earl Dawkins, Jr. Unit 4 3204 West End Circle Nashville, Tn. 37203	Sovran Mtg. Corp. P.O. Box 26388 Richmond, Virginia 23260-6388	Map 104-02-F Parcel 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

J. Earl Dawkins, Jr.
Affiant

Subscribed and sworn to before me, this the 29th day of March, 1990.

Carol R. Lewis
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 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 J. Earl Dawkins, Jr., 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 Unit 4, 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 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.

14610
IDENTIF. REFERENCE
MAR 29 3 41 PM '90
DAVIDSON COUNTY TN.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 29th day of March, 1990.

ATTEST:

BY: _____

Title: Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: _____

Title: V.P.

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 Al Babich, 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 Vice President respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice President and 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 Al Babich as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of March, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 4 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.

6945 03/29 0101 03CHECK 137.05

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

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 235

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 38500.00	
			CON TX 127.05	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 137.05	
			CHECK 137.05	
03/29/90	01		15:40 0001 6945	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14610

IDENTIF. REFERENCE

MAR 29 3 41 PM '90

DAVIDSON COUNTY TN.

No. 305356