car2782/lrn:5/1/90
SVN503-1538

BOOK 8102 PAGE 47

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: TODD J. MULLENGER & WIFE, MARY K. MULLENGER

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.
Todd J. Mullenger & wife, Mary K. Mullenger 5921 Manor Place Brentwood, Tn. 37027	Sovran Mtg. Corp. P.O. Box 26388 Richmond, Virginia 23260-6388	Map 160-16 Parcel 50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,500.00.

Todd J. Mullenger
Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1990.

Carol R. Rieger
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, Commerce Union Bank, N/K/A 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 Todd J. Mullenger and wife, Mary K. Mullenger, 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 5921 Manor Place, Brentwood, Tennessee 37027.

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.

2384 U.
IDENTIFICATION REFERENCE
MAY 3 1 01 PM '90
DAVIDSON COUNTY, TN

539-65

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 2nd day of May, 1990.

ATTEST:

BY: L.B. Chitwood

Title: V.P.

SOVRAN BANK/CENTRAL SOUTH

BY: [signature]

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 Al Babich and L.B. Chitwood, 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 Al Babich as such Vice President and L.B Chitwood as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of May, 1990.

Carol R Lange
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Hearthstone Subdivision, Phase 6, revised of record in Book 6900, pages 254 and 255, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Commerce Union Bank N/K/A Sovran Bank/Central South by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 8046, page 387, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Restrictions and Covenants of record in Book 6917, page 575, said Register's Office.

3. All matters as shown on the Plan of record in Book 6900, pages 254 and 255, said Register's Office.

4. All matters as shown on the Mortgage Inspection made by John Kohl & Company, P.C., dated April 27, 1990, bearing File No. 83506-M, including the concrete drive encroaching onto Lot No. 257 approximately 5.4 feet.

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

RECEIVED OF _____

FOR _____

BOOK 8102 PAGE 50

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 160500.00	
			CON TX 529.65	
			PRFEE 1.00	
			MDEED 9.00	
			TOTAL 539.65	
			CHECK 539.65	
05/03/90	01		13:16 0001 8657	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2384 U.

IDENTIFICATION REFERENCE

MAY 3 1 04 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 31614