car2873/lrn:5/25/90
SVN503-1549

FILE BOX 45

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: EDDIE R. WOOD & WIFE, FELICIA G. WOOD

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.
Eddie R. Wood and wife, Felicia G. Wood	Statesman Mortgage Company 405 Sixth Avenue Des Moines, IA 50306	Map 133-16 Parcel 13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,500.00.

Marie Graham
Affiant

Subscribed and sworn to before me, this the 25th day of May, 1990.

Notary Public

My Comm. Expires: 5-8-91

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 Eddie R. Wood and wife, Felicia G. Wood, 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 305 Verbena Drive, Nashville, Tennessee 37211.

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.

29484

IDENTIF. REFERENCE

MAY 30 8 46 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3541 05/30 0101 03CHECK 212.95

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 25th day of May, 1990.

ATTEST:
BY: Lee Sundgren
Title: Assistant Vice President

SOVRAN BANK/CENTRAL SOUTH
BY: [signature]
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 Lee Sundgren and Al Bobick, 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 Pres and Ass't Vice Pres respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice Pres and Ass't Vice Pres being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Al Bobick as such Vice Pres and Lee Sundgren as such Ass't Vice Pres.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of May, 1990.

Anna W Bass
NOTARY PUBLIC

My Commission Expires: 2-26-92

FILE BOX 45

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Highview Acres in the 5th Civil District of Davidson County, Tennessee, as of record in Book 2331, page 52, Register's Office for said County.

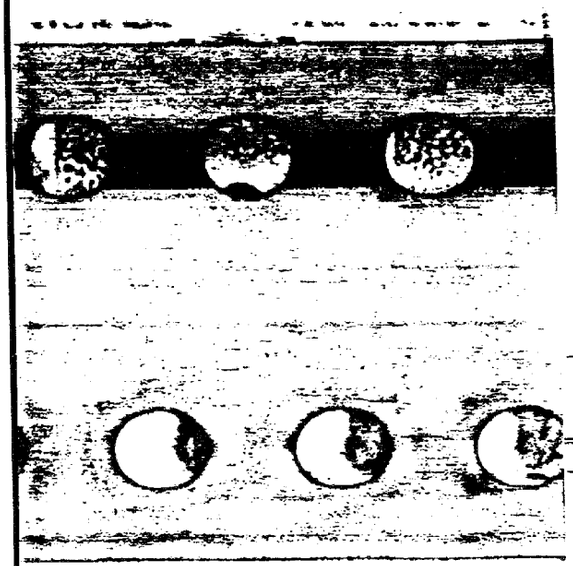
Said Lot No. 55 fronts 161.4 feet on the southerly side of Verbena Drive and extends back 197.4 feet on the westerly side and 223.3 feet on a broken line on the easterly side to a line in the rear, measuring 116.0 feet.

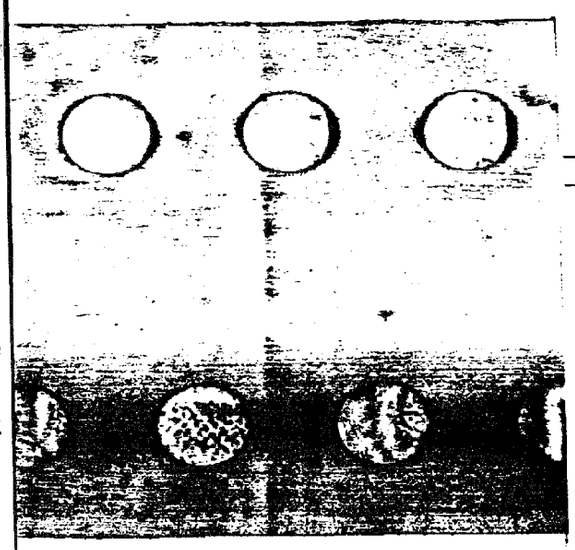
Being the same property conveyed to Sovran Bank/Central South, a Tennessee banking corporation, by General Warranty Deed from Donna F. Rolin and husband, Raymond R. Rolin, of record in Book 8064, page 928, said Register's Office.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. All matters as shown on the Plan of record in Book 2331, page 52, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8118 PAGE 422

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 61500.00
CON TX 202.95
PRFEE 1.00
WDEED 9.00
TOTAL 212.95
CHECK 212.95

05/30/90 01 08:44 0001 5541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29484

IDENTIF. REFERENCE

MAY 30 8 46 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322938