car3102/lrn:7/27/90
SVN503-1563

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: ROBERT C. TRACY AND WIFE, NANCY AUSTIN TRACY

This instrument prepared by: File 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.
Robert C. Tracy & wife, Nancy Austin Tracy	SAME	Map 158 Parcel 52
1550 Old Hickory Blvd. Brentwood, Tn 37027		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Nancy Austin Tracy
Affiant

Subscribed and sworn to before me, this the 30th day of July, 1990.

Carol R. Kinney
Notary Public

My Comm. Expires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, (formerly Commerce Union Bank), a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Robert C. Tracy and wife, Nancy Austin Tracy, 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 1550 Old Hickory Boulevard, 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.

47959

IDENTIFICATION REFERENCE

AUG 8 11 37 AM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

8179 08/08 0101 03CHECK 967.00

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 30th day of July, 1990.

ATTEST:

BY: _____

Title: Assistant 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 L. B. Chitwood and Jim R Miller, 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 L B Chitwood as such Vice President and Jim R. Miller as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of July, 1990.

Carol _____
NOTARY PUBLIC

CAROL RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

Land in 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a Mortgage Loan Inspection prepared by John Kohl & Company, P. C., dated July 26, 1990, Job No. 65122-130, as follows:

Beginning at a stake in the center of Old Hickory Boulevard, at the southwest corner of the property conveyed to Herbert C. Sanborn and wife, by deed from Nashville Trust Company, Trustee, of record in Book 1133, page 555, Register's Office for said County; thence with the center of Old Hickory Boulevard, North 85 degrees 30 minutes West 414.8 feet to a stake in the center of Old Hickory Boulevard; thence north 2 degrees east 647.8 feet to a point; thence South 87 degrees 34 minutes 32 seconds east 174.95 feet; thence south 44 degrees 30 minutes east 175 feet; thence south 3 degrees 45 minutes west 115 feet; thence south 87 degrees 30 minutes east 42 feet; thence south 5 degrees 35 minutes east 469 feet to the center of Old Hickory Boulevard, the point of beginning, containing 5.96 acres, more or less.

Being part of the same property conveyed to Commerce Union Bank, now Sovran Bank/Central South, by Substitute Trustee's Deed from Herman O. Loewenstein, Substitute Trustee, of record in Book 7286, page 957, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. All matters as shown on the Mortgage Loan Inspection of John Kohl & Company, P.C. dated July 26, 1990, bearing Job No. 65122-130.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8170 PAGE 861

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

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

08/08/90 01 11:42 0001 8179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47959

IDENTIFICATION REFERENCE

AUG 8 11 37 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344635