car3178/lrn:8/23/90
SVN503-1569

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: WALTER L. COTHERN & WIFE, KAREN K. COTHERN

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.
Walter L. Cothern & wife, Karen K. Cothern 406 Leisure Lane Antioch, TN 37013	Sovran Mtg. Corp. P.O. Box 26388 Richmond, Virginia 23260-6388	Map 162-16-C Parcel 14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Walter L. Cothern
Affiant

Subscribed and sworn to before me, this the 24th day of August, 1990.

Diana W. Pless
Notary Public

My Comm. Expires: 9-26-92

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 Walter L. Cothern and wife, Karen K. Cothern, 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 406 Leisure Lane, Antioch, Tennessee 37013.

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.

52500

IDENTIFICATION REFERENCE

AUG 27 11 00 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

3558 08/27 0101 03CHECK 188.20

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 24th day of August, 1990.

ATTEST:

BY: _____

Title: Assistant Vice President

SOVRAN BANK/CENTRAL SOUTH

BY: _____

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 Al Bolduc and Jim B 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 Pres and Asst Vice Pres respectively of Sovran Bank/Central South, the within named bargainor, a corporation, and that they, as such Vice Pres and Asst 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 Bolduc as such Vice Pres and Jim B Miller as such Asst Vice Pres.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of August, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 6-20-92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the plat of the Second Revision of Section 2, Phase 1, Leisure Heights of record in Book 6900, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said right of ingress and egress to said lot is shown on the aforesaid Plat.

Together with, as an appurtenance to the aforesaid lot, the designated parking spaces for said lot as set forth on the aforesaid Plat to which reference is here made for a more complete description.

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 7929, page 112, 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 development plans of record in Book 5050, page 103, and Book 5200, page 609, said Register's Office.

3. All matters as shown on the subdivision plan of record in Book 6900, page 440, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 6146, page 241, as amended in Book 6150, page 585, Book 6259, page 862, and Book 7303, page 232, said Register's Office.

5. By-Laws of Leisure Heights Homeowner's Association of record in Book 6146, page 276, said Register's Office.

6. Deed of conveyance of sewer lines of record in Book 6303, page 596, said Register's Office.

7. Storm Water Detention Agreement of record in Book 6145, page 226, said Register's Office.

8. Deeds of conveyance of sewer lines of record in Book 5020, page 739, Book 5025, page 614, Book 5287, page 976, and Book 5287, page 979, said Register's Office.

9. A perpetual non-exclusive easement for ingress and egress granted Albar Building Industries of record in Book 4984, page 569, said Register's Office.

10. Easement for the flow of Mill Creek.

11. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6813, page 450, said Register's Office.

12. Right of others in and to the perpetual non-exclusive easements for ingress and egress as shown on the plan of record in Book 6900, page 440, said Register's Office.

13. Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 8105, page 268, said Register's Office.

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

15. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

16. Any discrepancies in the area and/or the boundaries of the insured lot as depicted on the plan of record in Book 6200, page 241, as compared to the area and/or boundaries as depicted on the plan of record in Book 6900, page 440, said Register's Office.

THIS INSTRUMENT PREPARED BY:

MP

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8182 PAGE 730

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 54000.00
CON TX 178.20
PRFEE 1.00
WDEED 9.00
TOTAL 188.20
CHECK 188.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/27/90 01 11:04 0001 3558

5250.0

IDENTIFICATION REFERENCE

Aug 27 11 00 AM '90

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 349948