car3249/lrn:10/1/90
SVN503-1576

BOOK 8208 PAGE 305

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: STEPHEN P. MULLINS & WIFE, SARAH R. MULLINS

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.
Stephen P. Mullins & wife, Sarah R. Mullins	Sovran Mtg. Corp.	Map 131-8-E
107 Glendower Court	P.O. Box 26388	Parcel 5
Nashville, Tn. 37204	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Stephen P. Mullins
Affiant

Subscribed and sworn to before me, this the 1st day of October, 1990.

Carol R. Rutledge
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, 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 Stephen P. Mullins and wife, Sarah R. Mullins, 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 107 Glendower Court, Nashville, Tennessee 37204.

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.

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IDENTIF. TREFERENCE

OCT 2 10 58 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 1st day of October, 1990.

ATTEST:
BY: J.N. Bishop
Title: E.V.P.

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of October, 1990.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A BOOK 8208 PAGE 307

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Glendower, of record in Book 6200, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sovran Bank/Central South by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 7981, page 612, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Glendower, and the By-Laws appended thereto, of record in Book 6661, page 663, as amended in Book 6865, page 736, said Register's Office. NOTE: The mortgagee's policy, only, when issued, will insure that said restrictions contain no provision that will cause a forfeiture or reversion of title and have not been violated.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4110, page 671, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4121, page 341, said Register's Office.

4. Sewer easement of record in Book 7154, page 360, said Register's Office.

5. Water easement of record in Book 7154, page 392, said Register's Office.

6. All matters as shown on the plan of record in Book 6200, page 777, said Register's Office.

7. All matters as shown on the plan of record in Book 2330, page 115, said Register's Office.

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

6482 10/02 0101 03CHECK 544.60

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8208 PAGE 308

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 162000.00
CON TX 534.60
PRFEE 1.00
MDEED 9.00
TOTAL 544.60
CHECK 544.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/02/90 01 11:00 0001 6482

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IDENTIF. TREFERENCE

OCT 2 10 58 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360770