Bar 17

SPECIAL WARRANTY DEED BOOK 8211 PAGE 376

FROM: Sovran Bank/Central South
Public Square
Franklin, TN 37065-0220,
Grantor

This instrument was prepared
By: Julian L. Bibb
Farris, Warfield, & Kanaday
Seventeenth Floor
Third National Bank Bldg.
Nashville, Tennessee 37219

TO: Oren C. Sprout and
wife, Shirley Ann Sprout
3715 Grubbs Road
Nashville, Tennessee,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3715 Grubbs Road Nashville, Tennessee		133-0-275
		Field Book Numbers
	SAME	6DA-58060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Four Thousand and no/100 Dollars ($54,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of October, 1990.

Notary Public

My Commission Expires Sept. 25, 1993

FOR AND IN CONSIDERATION OF the sum of Fifty-four Thousand and no/100 Dollars ($54,000.00), the receipt and sufficiency of which are hereby acknowledged, Sovran Bank/Central South, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Oren C. Sprout and wife, Shirley Ann Sprout, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows:

Being Lot no. 70 on the Map of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 70 fronts 90 feet on the northwesterly side of Grubbs Road, and runs

back between lines, 98 feet on the northeasterly line and 139.6 feet on the southwesterly line to a dead line in the rear on which it measures 99.1 feet.

Being the same property conveyed to Sovran Bank/Central South by Successor Trustee's Deed of record in Book 8178, page 741, Register's Office of Davidson County, Tennessee.

This is improved property, known as 3715 Grubbs Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which have been prorated.

2. All easements, conditions and other matters of record.

3. THE GRANTOR MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER REGARDING THE CONDITION, MERCHANTABILITY, USE, OR ANY OTHER MATTER INVOLVING THE LAND OR ANY IMPROVEMENTS CONVEYED HEREIN, EXCEPT AS TO TITLE AND THEN ONLY AS EXPRESSLY SET FORTH HEREIN. THE GRANTEES ACQUIRE SAID LAND AND IMPROVEMENTS IN AN "AS IS" CONDITION.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 4th day of Oct, 1990.

SOVRAN BANK/CENTRAL SOUTH

By: _____

Title: Vice President

By: Terry Sague

Title: Banking Officer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Rebecca McDaniel, a Notary Public of said County and State, personally appeared Al Babich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VP (or other officer authorized to execute the instrument) of SOVRAN BANK/CENTRAL SOUTH, the within named bargainor, a state banking institution, and that he as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the state banking institution by himself as VP.

Witness my hand and seal, at Office in Nashville, this 4th day of October, 1990.

Rebecca McDaniel
Notary Public

My Commission Expires: 11-9-92

STATE OF TENNESSEE)
COUNTY OF Davidson)

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Before me, Rebecca McDaniel, a Notary Public of said County and State, personally appeared Terry Sague, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be B O (or other officer authorized to execute the instrument) of SOVRAN BANK/CENTRAL SOUTH, the within named bargainor, a state banking institution, and that he as such B O executed the foregoing instrument for the purposes therein contained, by signing the name of the state banking institution by himself as B O.

Witness my hand and seal, at Office in Nashville, this 4th day of October, 1990.

Rebecca McDaniel
Notary Public

My Commission Expires: 11-9-92

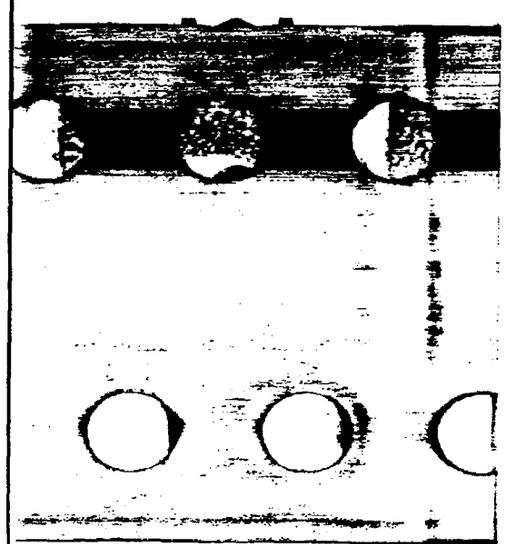
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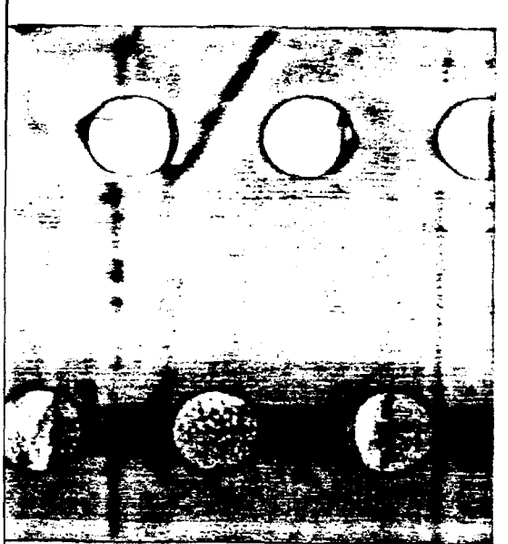
IDENTIF. TREFERENCE

OCT 5 10 10 AM '90

FELIX Z. WILSON IIREGISTER
DAVIDSON COUNTY TN.

8649B/10-04-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8211 PAGE 379

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

10/05/90 01 10:11 0001 7699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62848

IDENTIF. REFERENCE

OCT 5 10 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361977