car3451/lrn:12/18/90
SVN503-1584

BOOK 8260 PAGE 398

FROM: SOVRAN BANK/CENTRAL SOUTH

TO: CHRISTOPHER TODD IRWIN

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.
Christopher Todd Irwin	Sovran Mtg. Corp.	Map 87-13
909-911 Brooke Valley Court	P.O. Box 26388	Parcel 42
Hermitage, Tn. 37076	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Christopher Todd Irwin
Affiant

Subscribed and sworn to before me, this the 18th day of December, 1990.

Carol R. Rowland
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 GRANTEE, 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 Christopher Todd Irwin, hereinafter called the GRANTEE, his 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 909-911 Brooke Valley Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his 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 GRANTEE, his 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 18th day of December, 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 Babich and J. Lee Hodgson, 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 Al Babich as such Vice President and J. Lee Hodgson as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of December, 1990.

Carol R. Rudge
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Valley Grove Subdivision, Section Two, of record in Plat Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Sovran Bank by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 8056, page 118, said Register's Office.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 6011, page 300, and in Book 6096, page 283, said Register's Office.

2. All matters as shown on the Plan of record in Book 5200, page 489, said Register's Office.

80571

IDENTIF. TREFERENCE

Dec 19 11 12 AM '90

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

0521 12/19 0101 03CHECK 122.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 34000.00
CON TX 112.20
PRFEE 1.00
WDEED 9.00
TOTAL 122.20
CASH 122.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/90 01 11:12 0001 0521

80571

IDENTIF. REFERENCE

DEC 19 11 12 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TR.

No. 382924