car3702/mmt:02/26/91
SVN503-1599

BOOK 8301 PAGE 821

FROM: SOVRAN BANK/TENNESSEE

TO: TIM HOWELL AND WIFE,
E. SHANNON HOWELL

This instrument prepared by: Tyler Barb car
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Tim Howell and wife, E. Shannon Howell 7814 Chester Rd. Fairview, Tn. 37062	SAME	Map 142-16-B Parcel 10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Tim Howell
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1991.

Carol Lawrence
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/Tennessee, formerly 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 Tim Howell and wife, E. Shannon Howell, hereinafter called the GRANTEES, their heirs or 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 unimproved property.

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 or 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 or 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.

96243

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 28th day of February, 1991.

ATTEST:

BY: J. Lee Snodgrass

Title: A.V.P

SOVRAN BANK/TENNESSEE

BY: J. Hunter Atkins

Title: E.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 J. Hunter Atkins and J. Lee Snodgrass, 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 Executive Vice President and Asst. Vice President respectively of Sovran Bank/Tennessee, the within named bargainor, a corporation, and that they, as such Executive 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 J.Hunter Atkins as such Executive Vice President and J. Lee Snodgrass as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 1991.

Carol R. Rowe
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A BOOK 8301 PAGE 823

Land in Davidson County, Tennessee, being Lot No. 10, on the plan of Arlington Green, Phase I, of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Frank S. King, Jr., Trustee, of record in Book 8096, page 527, said Register's Office.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 6900, page 398, as amended in Book 7517, page 281, said Register's Office.

3. All matters as shown on the plan of record in Book 6900, page 399, as amended in Book 7517, page 281, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Devon Hills, and the By-Laws appended thereto, of record in Book 8120, page 402, as amended in Book 8120, page 485, as further amended in Book 8180, page 230, and in Book 8181, page 62, said Register's Office. Said By-Laws were amended in Book 8180, page 232, said Register's Office.

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

0175 03/01 0101 03CHECK 117.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 824

CON - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MOR - MORTGAGE	REL - RELEASE		CO TAX - STATE TAX CONVEY	
WDE - WARRANTY DEED			MS TAX - STATE TAX MORT	
QCD - QUITCLAIM DEED			PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	32500.00
CON TX	107.25
PRFEE	1.00
WDEED	9.00
TOTAL	117.25
CHECK	117.25

03/01/91 01 11:53 0001 0175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96243

IDENTIFICATION

No. 401015