car3766/lgb:03/12/91
SVN503-1603

BOOK 830 PAGE 349

FROM: SOVRAN BANK/TENNESSEE

TO: JAMES O. OATSVALL AND WIFE, JEAN Y. OATSVALL

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.
James O. Oatsvall and wife, Jean Y. Oatsvall 2601 Old Hickory Blvd. Old Hickory, Tn 37138	Same	Map 53-12 Parcel 206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

James O. Oatsvall
Affiant

Subscribed and sworn to before me, this the 12th day of March, 1991.

Carol L. Kuhn
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/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 James O. Oatsvall and wife, Jean Y. Oatsvall, 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 3414 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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.

93 59

IDENTIFICATION

[illegible] 0101 03-MEDX 340.00

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 12th day of March, 1991.

ATTEST:

BY: W. Dale Maxfield

Title: AVP

SOVRAN BANK/TENNESSEE

BY: [signature]

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 W. Dale Maxfield, 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/Tennessee, 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 W. Dale Maxfield as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of March, 1991.

Carol R. Keaton
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 21 of Section 2 on the Map of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property, known as Dupontonia, of record in Book 843, page 56, Register's Office for said County.

Said part of Lot No. 21 fronts 175 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Being the same property conveyed to Sovran Bank/Tennessee by Trustee's Deed from Dean Robinson, Trustee, of record in Book 8273, page 583, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

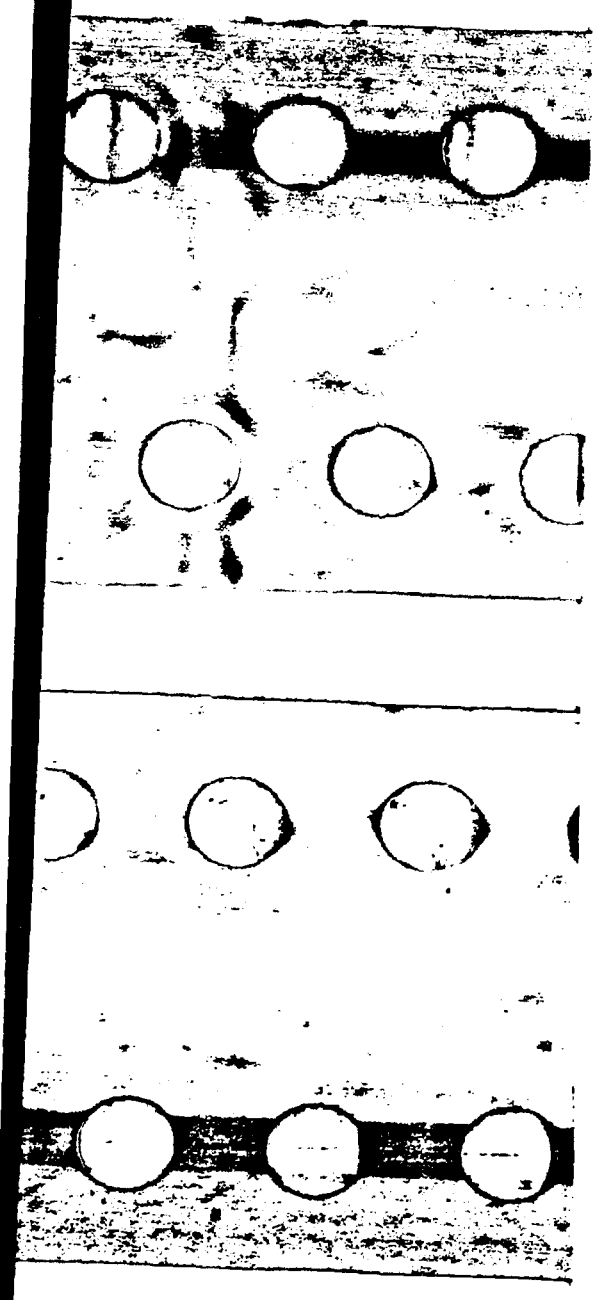
1. 1991 Metropolitan Government taxes.

2. Right-of-Way Deeds for Highway Purposes of record in Book 4962, page 33, and Book 5395, page 402, said Register's Office.

3. Right-of-Way Easement to South Central Bell Telephone Company of record in Book 5430, page 445, said Register's Office.

4. Sewer easement of record in Book 1003, page 524, said Register's Office.

5. All matters as shown on the plan of record in Book 843, page 56, said Register's Office.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8308 PAGE 352

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 100000.00
CON TX 330.00
PRFEE 1.00
WDEED 9.00
TOTAL 340.00
CHECK 340.00

03/12/91 01 15:22 0001 2988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98659

IDENTIF. REFERENCE

MAR 12 3 22 PM '91

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 403786