Box 41

SPECIAL WARRANTY DEED

BOOK 8311 PAGE 523

FROM: Sovran Bank/Tennessee, Grantor

TO: Robert J. Beckham and Ronald Chancey, Grantees

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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
Robert J. Beckham Ronald Chancey 6040 South Mt. Juliet Road Hermitage, TN 37076	SAME	92-16-198 Field Book Numbers 10W 00775

STATE OF TENNESSEE)
COUNTY OF Davidson)

03/19 0101 03CHECK 384.50

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Sixty-Five Thousand and No/100 Dollars ($265,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of March, 1991.

Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Two Hundred Sixty-Five Thousand and No/100 Dollars ($265,000.00), the receipt and sufficiency of which are hereby acknowledged, Sovran Bank/Tennessee (formerly Sovran Bank/Central South), Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert J. Beckham and Ronald Chancey, as tenants in common, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Property located in Nashville, Davidson County, Tennessee, being part of Lot 1 in the Subdivision of Lot 144, Boyd's Home Tract, not of record, and more particularly described accordingly to a Survey dated March 17, 1986 by particularly described according to a Survey dated March 17, 1986 by Patrick S. Coode, Registered Land Surveyor, as follows:

Beginning at an iron pin at the southeast intersection of Broad Street (or Broadway) and 19th Avenue South, thence along the southerly right of way of said Broad Street N 46° 01' 48" E, 54.86 feet to an iron pin; thence leaving said right of way of Broad Street S 26° 51' 22" E, 125.29 feet to an iron pin; thence S 18° 47' 20" W, 17.62 feet to an iron pin in the northerly right of way of a 10' alley; thence continuing along said right of way of the alley S 57° 31' 25" W, 39.92 feet to an iron pin in the easterly right of way of 19th Avenue South; thence continuing along said right of way of 19th Avenue South; N 26° 54' 10" W, 125.37 feet to the point of beginning and containing 6786 square feet or 0.156 acre, more or less.

Being the same property conveyed to Sovran Bank/Central South (formerly Commerce Union Bank), by deed from 1819 Broadway Associates, a Tennessee general partnership, of record in Book 8103, page 423, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed.

This is improved property, known as 1819 Broadway, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. Taxes for 1991, a lien not yet due and payable, which have been prorated and will be paid by Grantees.

2. Title to that portion of the subject property embraced within the bounds of roads, highways, easements and rights-of-way.

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 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 its hand this 18th day of March, 1991.

SOVRAN BANK/TENNESSEE (formerly
Sovran Bank/Central South)

By: Lance B. Chitwood

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at Office in Nashville, this 18th day of March, 1991.

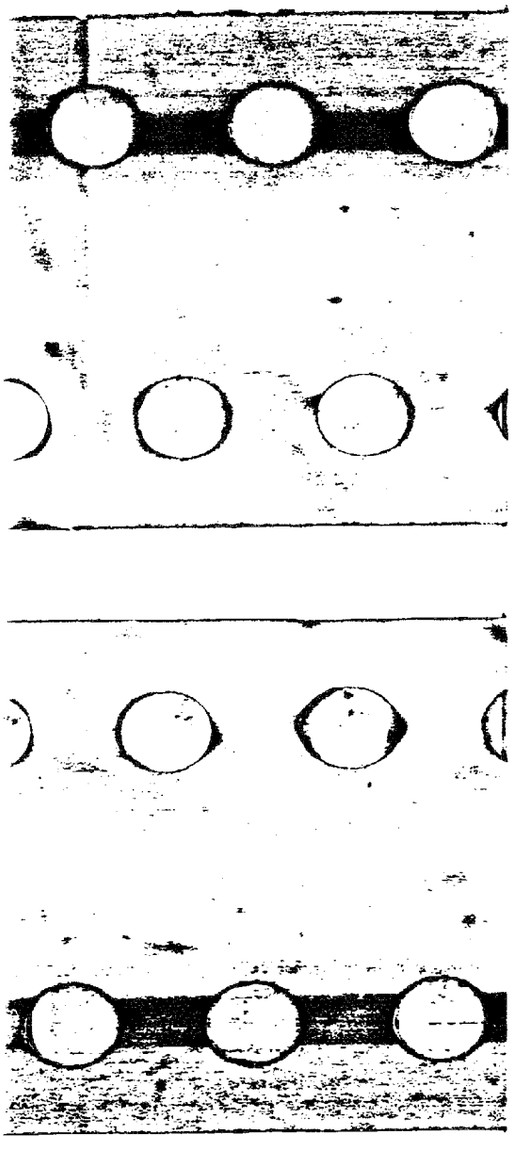
Cathy H. Pruitt
Notary Public

My Commission Expires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J 9 6 3 5

4097E/03-04-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8311 PAGE 526

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 265000.00
CON TX 874.50
PRFEE 1.00
WDEED 9.00
TOTAL 884.50
CHECK 884.50

~~03/12/91 01 15:58 0001 4404~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99835

IDENTIF. REFERENCE

MAR 13 3 58 PM '91

CLERK & MASTER
DAVIDSON COUNTY, TN.

No. 405165