car4107/mmt:05/21/91
SVN503-1625

BOOK 8357 PAGE 341

FROM: SOVRAN BANK/TENNESSEE

TO: JEAN WEBB MARSTILLER

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239-1200

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Jean Webb Marstiller	Same	Map 158
6251 Hillsboro Rd.		Parcels 24 and 23
Nashville, Tn. 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Jean Webb Marstiller
Affiant

Subscribed and sworn to before me, this the 22nd day of May, 1991.

Carol R. Ewing
Notary Public

My Comm. Expires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Jean Webb Marstiller, hereinafter called the GRANTEE, her 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.)

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, her 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, her 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 22nd day of May, 1991.

ATTEST:

BY: _____

Title: Vice President

SOVRAN BANK/TENNESSEE

BY: George L. Ballo

Title: V. P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George S. Patton and Al Babich, 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 Vice President respectively of Sovran Bank/Tennessee, the within named bargainor, a corporation, and that they, as such Vice President and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by George S. Patton as such Vice President and Al Babich as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of May, 1991.

Carol L. Sievers
NOTARY PUBLIC

My Commission Expires: 3/27/93

Land in Davidson County, State of Tennessee, described as follows, to-wit: Two tracts of land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by E. R. Southgate, Surveyor, January 22 and 23, 1947, as follows:

TRACT NO. I:

Beginning in the center of Hillsboro Road, at the southeast corner of the property conveyed to Bessie L. Johnson by deed from John G. Frank and wife, of record in Book 1416, page 287, Register's Office for said County; thence with the center of Hillsboro Road, South 38½° west 295 feet; thence north 51½° west 1370 feet to the center of a ditch; thence with the center of said ditch, north 22½° west 250 feet; thence north 17° west 135 feet to Johnson's southwest corner; thence with Johnson's southerly line, south 54½° east 1584 feet to the beginning, containing 8 acres, more or less.

TRACT NO. II:

Beginning at a point in the center of Hillsboro Road, the southeast corner of an 8 acre tract of land conveyed to Milton R. Bracey and wife, by deed from L. G. Thomson and wife, of record in Book 1755, page 171, Register's Office for said County; thence with the center of said Hillsboro Road, south 38½° west 399 feet to an iron pin, said point being the northeast corner of the property conveyed to Wallace by deed of record in Book 1085, page 371, said Register's Office; thence with Wallace's line north 67¼° west 776 feet to a point in the center of Otter Creek; thence with the center of said Otter Creek, south 72½° west 111 feet to a point; thence north 1¼° east 605 feet to a point; thence north 3-3/4° west 300 feet to the southwest corner of said Bracey's property; thence with the southern boundary line of said Bracey's property south 51° 30' east 1370 feet to the beginning, containing 14 acres, more or less.

INCLUDED IN TRACT NOS. I AND II ABOVE, BUT EXPRESSLY EXCLUDED is the following described tract of land described according to a survey made by Clyde D. Anderson, Surveyor, September 22, 1953, as follows:

Beginning at a point on the westerly margin of Hillsboro Road at the intersection of the westerly margin of said Road and the southern boundary line of the property conveyed to Bessie L. Johnson by deed from John G. Frank and wife, of record in Book 1416, page 287, Register's Office for said County; thence with the southern boundary line of said Johnson property north 54° 44' west 343.95 feet to the center of Wet Weather Branch; thence with the center of said Branch, south 58° 24' west 214.51 feet to a stake, south 26° 58' west 144.15 feet to a stake and south 50° 58' west 243.2 feet to a stake on the northerly margin of a private road; thence with the northerly margin of said private road, south 8° 07' east 222 feet to a stake on the northerly margin of a 50 foot strip of land left for future road development; thence with said margin, south 67° 15' east 353.6 feet to a point on the westerly margin of said Hillsboro Road, said point being 50 feet northerly from the northern boundary line of the property conveyed to Frances H. Wallace by deed from A. B. Scruggs, Trustee, of record in Book 1085, page 371, said Register's Office; thence with said Road, north 33° 10' east 660 feet, more or less, to the beginning, containing 6.9 acres, more or less.

TRACTS I AND II, less exception, being the same property conveyed to Sovran Bank/Central South by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8245, page 507, said Register's Office.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. Right-of-way of Hillsboro Road and to the flow of Otter Creek.

3. Easements for sanitary sewers and/or storm drainage of record in Book 7474, pages 677 and 683, said Register's Office.

16197

IDENTIFICATION REFERENCE

MAY 22 3 25 PM '91

4320 05/22 0101 03CHECK 689-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8357 PAGE 345

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

FELIX Z. WILSON, II REGISTER

May 22 2 PM '91

IDENTIFICATION REFERENCE

1 8 87

CAMT 205000.00
CON TX 676.50
PRFEE 1.00
WDEED 12.00
TOTAL 689.50
CHECK 689.50

05/22/91 01 15:27 0001 4320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 423901