car4204/lrn:6/20/91
SVN503-1617

BOOK 5381 PAGE 67

FROM: SOVRAN BANK/TENNESSEE

TO: P. DOUGLAS NELSON AND WIFE, KIMBERLY D. NELSON

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.
P. Douglas Nelson & wife, Kimberly D. Nelson 6692 Old Clarksville Hwy. Joelton, Tn. 37080	Sovran Mtg. Corp. P.O. Box 26388 Richmond, Virginia 23260-6388	Map 39N, Parcel 00400 and Map 13, Parcel 20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

P. Douglas Nelson
Affiant

Subscribed and sworn to before me, this the 20th day of June, 1991.

Carol R. Rainey
Notary Public

My Comm. Expires: 3/27/93

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE CAROL R. RAINEY

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, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto P. Douglas Nelson and wife, Kimberly D. Nelson, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Cheatham and Davidson Counties, 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 6692 Old Clarksville Highway, Joelton, Tennessee 37080.

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.

2484.9

IDENTIFICATION REFERENCE

JUN 24 10 54 AM '91

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 20th day of June, 1991.

ATTEST:

BY: R Booth Chapman

Title: Sr VP

SOVRAN BANK/TENNESSEE

BY: Ron N. Suedekum

Title: Senior 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 Ron N. Suedekum and R. Booth Chapman, 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 Sr. Vice President and Sr. Vice President respectively of Sovran Bank/Tennessee, the within named bargainor, a corporation, and that they, as such Sr. Vice President and Sr. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Ron N. Suedekum as such Sr. Vice President and R. Booth Chapman as such Sr. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of June, 1991.

Carol R. Neal
NOTARY PUBLIC

CAROL R. NEAL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

CHEATHAM COUNTY, STATE OF TENNESSEE
Office of the Register 6:21, 1991
I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate was received in my office at 8:30 o'clock A m., on 6:21, 1991 entered in Note Book 1 Page 10 entered in Book No. 307 Page 442 The following entries were paid under receipt No. 2453

STATE TAX: DEED	$	297.00
STATE TAX: MTCS	$	
PROBATE FEE:	$	1.00
RECORDING FEE	$	12.00
TOTAL	$	310.00

Betty J. Ross REGISTER

EXHIBIT A BOOK 8381 PAGE 69

Land in Cheatham and Davidson Counties, Tennessee, being Lot No. 4 on the plan of Clifton Heights of record in Plat Book 1, page 124, Register's Office for Cheatham County.

Said Lot No. 4 fronts 200.0 feet on the northerly margin of Old Clarksville Pike and extends back 1001.0 feet on the northwesterly line and 1044.0 feet on the southeasterly line to a dead line in the rear, measuring 200.0 feet thereon and containing 4.48 acres, more or less

Being the same property conveyed to Sovran Bank/Tennessee by Successor Trustee's Deed from Elizabeth M. Adams, Successor Trustee, of record in Book 8285, page 863, Register's Office for Davidson County, Tennessee, and Book 302, page 782, Register's Office for Cheatham County, Tennessee.

The above property is conveyed subject to the following:

1. 1991 Cheatham County and Metropolitan Government taxes.

2. Restrictive covenants contained in deed of record in Book 171, page 227, Register's Office for Cheatham County, Tennessee.

3. All matters as shown on the plan of record in Plat Book 1, page 124, Register's Office for Cheatham County, Tennessee.

REF 96 14 31:01 03CHECK 9.00