BOOK 8454 PAGE 199

car4709/mmt:09/27/91
SVN503-1662

FROM: SOVRAN BANK/TENNESSEE

TO: JIMMY W. REECE AND WIFE,
E. GAIL REECE AND
SHAWNA PALLARES

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.
Jimmy W. Reece and wife,	Sovran Mtg. Corp.	Map 83-6
E. Gail Reece and	P.O. Box 26388	Parcel 151
Shawna Pallares	Richmond, Virginia	
215 Scott Ave.	23260-6388	
Nashville, TN. 37206		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,300.00.

Jimmy W Reece
Affiant

Subscribed and sworn to before me, this the 30th day of September, 1991.

Carol R Rogers
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, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Jimmy W. Reece and wife, E. Gail Reece and Shawna Pallares, 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 215 Scott Avenue, Nashville, Tennessee 37206.

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.

5.10 56

IDENTIFICATION

OCT 1 11 58 AM '91

9059 10/01 0101 03CHECK 136.91

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 30th day of September, 1991.

ATTEST:

BY: _____

TITLE: A.V.P.

SOVRAN BANK/TENNESSEE

BY: Lance B. Chitwood

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 Lance B. Chitwood and J. Lee Hodgson, 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 Lance B. Chitwood as such Vice President and J. Lee Hodgson as such Asst. Vice President.

Witness my hand, and seal, at office in Nashville, Tennessee, this the 30th day of Sept., 1991.

Carol L. Rawlings

NOTARY PUBLIC

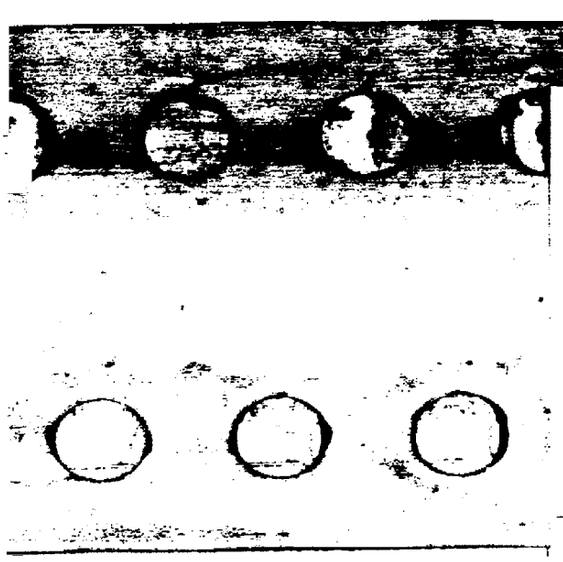
My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Beaumont Place of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of Scott Avenue and runs back between lines 195 feet 9 inches on the northerly line and 192 feet 6 inches on the southerly line to an alley in the rear on which it measures 50 feet 2 inches.

Being the same property conveyed to Sovran Bank/Tennessee by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8280, page 806, said Register's Office.



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CAMT	34300.00		
	CON TX	126.91		
	PRFEE	11.00		
	ERR	CO		
	PRFEE	11.00-		
	PRFEE	1.00		
	WDEED	9.00		
	TOTAL	136.91		
	CHECK	136.91		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 10/01/91 01:59:00 9001 9059

5.1056

IDENTIFICATION REFERENCE

Oct 1 11 58 AM '91

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

No. 463887