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car4789/mmt:10/14/91
SVN503-1672

Title Dept
& car

FROM: SOVRAN BANK/TENNESSEE

TO: GEORGE U. BENNETT AND WIFE, NANCY M. BENNETT

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.
George U. Bennett and wife, Nancy M. Bennett 304 Windemere Woods Drive Nashville, Tennessee 37215	SAME	Map 131-01-H Parcel 14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

George Bennett
Affiant

Subscribed and sworn to before me, this the 15th day of October, 1991.

P.L. Bauchamp
Notary Public

My Comm. Expires: 1-23-93

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 George U. Bennett and wife, Nancy M. Bennett, 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 304 Windemere Woods Drive, Nashville, Tennessee 37215.

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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 15th day of October, 1991.

ATTEST:

BY: Dale Mayfield

TITLE: AVP

SOVRAN BANK/TENNESSEE

BY:

TITLE: F.V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared A. L. Baker and W. Dale Mayfield, 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 First Vice President and Asst. Vice President respectively of Sovran Bank/Tennessee, the within named bargainor, a corporation, and that they, as such First 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 A. L. Baker as such First Vice President and W. Dale Mayfield as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of October, 1991.

Carol R. Silver
NOTARY PUBLIC

My Commission Expires: 3/27/93

5.45.46

IDENTIFICATION

Oct 16 11 03 AM '91

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of A Revised Plat of Phase I and II, Windemere, of record in Book 6900, page 616, as amended in Book 7805, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sovran Bank/Tennessee by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8278, page 27, said Register's Office.

The above property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Windemere (Phase I), and the ByLaws appended thereto, of record in Book 6958, page 576, as amended in Book 7173, page 35, and further amended in Book 7495, page 647, said Register's Office.

2. Storm Water Detention Agreement of record in Book 6908, page 64, said Register's Office.

3. All matters as shown on the Plan of record in Book 6900, page 616, as amended in Book 7805, page 49, said Register's Office.

4. Rights of others in and to the common areas.

312B 10/16 0101 03CHECK 777.75

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 207500.00	
			CON TX 767.75	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 777.75	
			CHECK 777.75	
10/16/91	01		11:05 0001 3128	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5,454.6.

REGISTER'S OFFICE

Oct 16 11 03 AM '91

No. 467894