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FROM: SOVRAN BANK/TENNESSEE

TO: DAVID A. BYRD

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.
David A. Byrd	Sovran Mtg. Corp.	Map 51-10-B
238 Ellington Place	P.O. Box 26388	Parcel 63
Madison, Tn 37115	Richmond, Virginia 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

David A Byrd
Affiant

Subscribed and sworn to before me, this the 1st day of November, 1991.

Carol R. Koman
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 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 David A. Byrd, hereinafter called the GRANTEE, his 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 238 Ellington Place, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his 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, his 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.

RECEIVED FOR RECORD
NOV 1 3 10 PM '91
REGISTER OF DEEDS
DAVIDSON COUNTY

11/01 0101 03CHECK 185.75

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IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 1st day of November, 1991.

ATTEST:

BY: J Lee Lindgren

Title: AVP

SOVRAN BANK/TENNESSEE

BY: [signature]

Title: First 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 Al Babich and J Lee Lindgren, 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 Al Babich as such First Vice President and J. Lee Lindgren as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of November, 1991.

Carol R. Rainey
NOTARY PUBLIC

CAROL R. RAINEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

EXHIBIT A

A certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 238 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominium, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee. Said condominium apartments are conveyed together with all appurtenant ownership in the common elements and limited common elements of Ellington Place Condominium, as set out in the Master Deed.

Being part of the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 8196, page 561, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Ellington Place Condominium, and the By-Laws appended thereto, of record in Book 6984, page 84, said Register's Office.

2. Right-of-Way easement contained in instrument of record in Book 6772, page 477, said Register's Office.

3. All matters as shown on the Plan of record in Book 6250, page 829, said Register's Office, including owner's certificate and various easements and notes.

4. Conveyance of sanitary sewer of record in Book 7461, page 874, said Register's Office.

5. Conveyance of water mains of record in Book 7461, page 877, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6700, page 315, said Register's Office.

7. Rights of others in and to the common elements.

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 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 9.00
TOTAL 185.75
CHECK 185.75

11/01/91 01 15:12 0001 5912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9120

IDENTIFICATION

Nov 1 3 10 PM '91

No. 473067