Prepared by:
Neal & Harwell
2000 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2417

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL:
Keith W. Hagan 5527 South Stanford Drive Nashville, TN 37215	Same (only as to Map 131-13, Parcel 7)	Map 131-13 Parcels 7 Map 145-01 Parcel 5

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sovran Bank/Tennessee, a Tennessee Banking Corporation, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Keith W. Hagan and wife, Carole Hagan, hereinafter called Grantee, their heirs, successors and assigns, certain land in Davidson County, Tennessee, described as follows, to wit:

> TRACT I:
> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Resubdivision of Lot 31, Westwood Subdivision, of record in Book 5200, page 112, Register's Office For Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sovran Bank/Tennessee by deed from Gary L. Sisco and wife Mary Sue Sisco of record in Book 8441, page 845, said Register's Office.

This is improved property known as 5527 South Stanford Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the hereditaments, and appurtenances of and to the same belonging or in anywise appertaining, unto the Grantee, its successors and assigns forever.

GRANTOR covenants with the said Grantee that it is lawfully seized and possessed of said land, that it has good right to convey it and the same is unencumbered except for the following:

1. The 1991 property taxes, which are a lien but not yet due and owing.

2. Easement conveyed by deed from Louie M. Phillips, Edwin Agustus Keeble and Frank H. Luton to Hillsboro Water Company, Inc., dated February 25, 1937, of record in Book 1018, page 488, Register's Office of Davidson County, Tennessee. (Affects Tract I and II)

3. Contract by and between Louie M. Phillips and Hillsboro Wate Company, Inc. containing an easement for the right to maintain a water line, dated December 3, 1936, of record in Book 1022, page 136, said Register's Office. (Affects Tracts I and II)

4. All matters as shown on the Plat of record in Book 5200, page 112, Register's Office for Davidson County, Tennessee. (Applies to Tracts I and II)

GRANTOR, for itself and its successors, hereby covenants and agrees to and with Grantee, their heirs, successors and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming through Grantor, but not further or otherwise.

Witness its hand this 12th day of December, 1991.

SOVRAN BANK/TENNESSEE

By: _____

Its: First Vice President

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Al Bolish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be 1st Vice Pres of Sovran Bank/Tennessee, a Tennessee Banking Corporation, and that he as such 1st Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such 1st Vice Pres.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1991.

_____
Notary Public

My Commission Expires:

9-26-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 1991.

Notary Public

My Commission Expires:

9/26/92

6 9 2 3 3

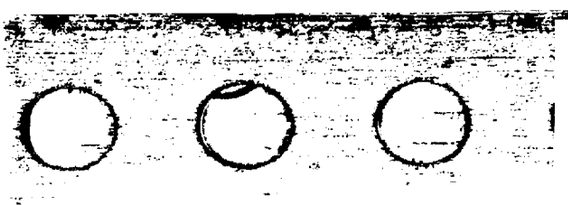
IDENTIFICATION REFERENCE

DEC 13 9 29 AM '91

PICK-UP

/wordp/KMForms/SpecDeed.Hagan

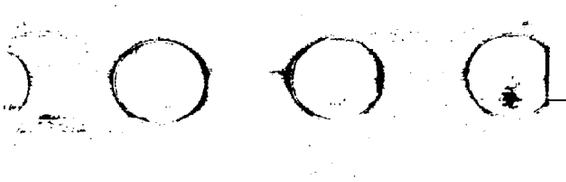
2247 12/13 0101 03CHECK 2378.00



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

RECEIVED OF _____

FOR _____



BOOK 8507 PAGE 414

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	640000.00
			CON TX	2368.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	2378.00
			CHECK	2378.00
12/13/91	01		09:30 0001	2247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6923.3

IDENTIFICATION REFERENCE

DEC 13 9 29 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENN.

No. 484776