NATIONSBANK OF TENNESSEE, a TENNESSEE BANKING CORPORATION, formerly known as SOVRAN BANK/WILLIAMSON COUNTY, formerly known as WILLIAMSON COUNTY BANK

TO: SPECIAL WARRANTY DEED

ROBERT E. DOWDEN

This Instrument Prepared By
RICHARDSON & RICHARDSON
101 Glenn Bldg. P O Box [illegible]
Clarksville, TN 37041-[illegible]

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This Special Warranty Deed of realty executed by Grantor, NATIONSBANK OF TENNESSEE, a TENNESSEE BANKING CORPORATION, formerly known as SOVRAN BANK/WILLIAMSON COUNTY, formerly known as WILLIAMSON COUNTY BANK, to Grantee, ROBERT E. DOWDEN, his heirs and assigns forever.

That Grantor, NATIONSBANK OF TENNESSEE, a TENNESSEE BANKING CORPORATION, formerly known as SOVRAN BANK/WILLIAMSON COUNTY, formerly known as WILLIAMSON COUNTY BANK , does hereby conveys its undivided tenant-in-common one-half (1/2) interest unto Grantee, ROBERT E. DOWDEN, his heirs and assigns forever, all of Grantor's right, title and interest, in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

PARCEL 1: Land in Davidson County, Tennessee, being Lot No. 23 on the Old Fairgrounds Plan of Lots, as of record in Book 21, page 116, Register's Office of Davidson County, Tennessee, described as follows: Beginning on the southerly margin of North Hill Street at a point 155 feet east of the easterly margin of East Hill Street; thence southwardly and parallel with the easterly margin of said East Hill Street 53 feet; thence eastwardly and parallel with the southerly margin of said North Hill Street 150 feet; thence northwardly 53 feet to the southerly margin of said North Hill Street; thence with same westwardly 150 feet to the beginning.

This being the same undivided tenant-in-common one-half (1/2) interest real estate conveyed from Larry R. Williams, Substitute Trustee to NATIONSBANK OF TENNESSEE, a TENNESSEE BANKING CORPORATION, formerly known as SOVRAN BANK/WILLIAMSON COUNTY, formerly known as WILLIAMSON COUNTY BANK by Substitute Trustee's Deed dated January 16, 1980 recorded in Book 5556, page 236 Register's Office of Davidson County, Tennessee.

This being the same property as recorded on Official Tax Map No. 105-04-0-266.00, Tax Assessor's Office, Davidson County, Tennessee.

PARCEL 2: Being Lot 33 and the northerly 3-1/2 feet of Lot 34 in Johnson Bransford's Subdivision of 3 parts of Lot 158 in Judge John McNair's Mansion House Tract, a plan of which is of record in Book 161, page 146, Register's Office of Davidson County, Tennessee. Said Lot 33 and said part of Lot 34 adjoin and front together 43-1/2 feet on the parallel lines 135 feet, more or less, to an alley.

This being the same undivided tenant-in-common one-half (1/2) interest real estate conveyed from Larry R. Williams, Substitute Trustee to NATIONSBANK OF TENNESSEE, a TENNESSEE BANKING CORPORATION, formerly known as SOVRAN BANK/WILLIAMSON COUNTY, formerly known as WILLIAMSON COUNTY BANK by Substitute Trustee's Deed dated January 16, 1980 recorded in Book 5556, page 236 Register's Office of Davidson County, Tennessee.

This being the same property as recorded on Official Tax Map No. 92-04-0259.00, Tax Assessor's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTOR has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (A) the value, nature, quality or condition of the property, including, without limitation, the water, soil and geology, (B) the income to be derived from the property, (C) the suitability of the property for any and all activities and uses which Grantee may conduct thereon, (D) the compliance of or by the property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, (E) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property, (F) the manner or quality of the construction or materials, if any, incorporated into the property, (G) the manner, quality, state of repair or lack of repair of the property, or (H) any other matter with respect to the property, and specifically, that Grantor has not made, does

not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements, including the disposal or existence, in or on the property, of any hazardous materials or substances as defined in the purchase and sale agreement pursuant to which this deed is delivered, or as otherwise defined by law, except the warranty of title expressly set forth herein. Grantee further acknowledges that to the maximum extent permitted by law, the sale of the property is made on an "as is" condition and basis with all faults.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 26th day of October, 1992.

NATIONSBANK OF TENNESSEE, a TENNESSEE BANKING CORPORATION, formerly known as SOVRAN BANK/WILLIAMSON COUNTY, formerly known as WILLIAMSON COUNTY BANK

By: _____
Douglas J. Kroiss
Title: Senior Vice President

NORTH CAROLINA
STATE OF ~~TENNESSEE~~)
)
COUNTY OF ~~WILLIAMSON~~)
MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Douglas J. Kroiss Senior Vice President for NATIONSBANK OF TENNESSEE, a TENNESSEE BANKING CORPORATION, formerly known as SOVRAN BANK/WILLIAMSON COUNTY, formerly known as WILLIAMSON COUNTY BANK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument has been executed for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office, this the 26th day of October, 1992.

NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

Deanna C. Zuranko
Notary Public
My commission expires: 6/5/95

Name and Address of Property Owner:

Robert Dowden
63 North Hill St.
Nashville TN 37210

Person or Entity Responsible For Payment of Property Taxes:

(same)

STATE OF TENNESSEE, DAVIDSON COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cheryl C. Richardson
Affiant

Subscribed and sworn to before me this the 29 day of Oct, 1992.

B. Edwards - Dep. Reg
~~Notary Public~~ (Register of Davidson County, Tennessee)

~~My commission expires~~: _____

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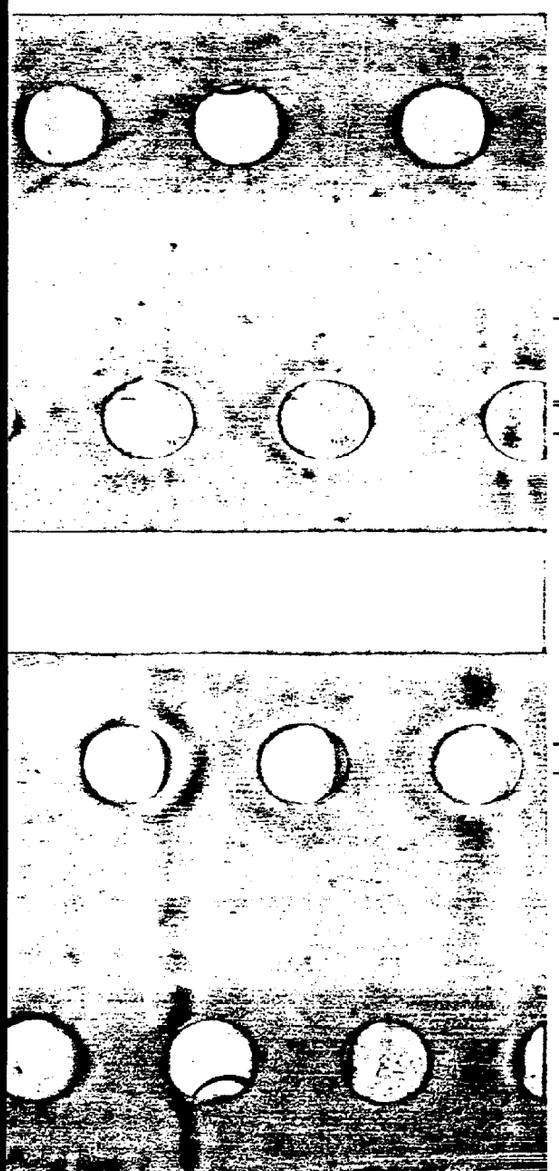
IDENTIFICATION REFERENCE

OCT 29 12 56 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RECEIVED FOR RECORD 22.55

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 1500.00
				CON TX 5.55
				PRFEE 1.00
				WDEED 16.00
				TOTAL 22.55
				CHECK 22.55
			10/29/92 01	12:54 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 1 : 0 4.

IDENTIFICATION REFERENCE

OCT 29 12 56 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 584900