THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

BOOK 5055 PAGE 645

Name and Address of Owner	Tax Statements	Map-Parcel
First American National Bank First American Center Nashville, Tennessee 37219	First American National Bank Guaranty Division First American Center Nashville, Tennessee 37219	Map 18-11 Parcels 29-38, 40,41 Map 18-7 Parcels 77-80, 84 87-103, 106, 107, 109-112 Map 18-18

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, ALAN C. JACKSON, TRUSTEE, have this date bargained and sold, and do by these presents hereby transfer and convey unto THE FIRST AMERICAN NATIONAL BANK of NASHVILLE, TENNESSEE, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:
Land in the 10th Civil District of Davidson County, Tennessee, being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 45, 46, 47 and 48 on the PLAN OF CHARLESTON SQUARE SUBDIVISION, which plan appears of record in Plat Book 4860, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a particular description of said lots.

TRACT II: Land in the 11th Councilmatic District of Davidson County, Tennessee, described according to a survey of Albert Development Company, dated December 19, 1973, described as follows:

BEGINNING at a point in the northwesterly margin of Hitt Lane, said point being located 501.05 feet from Utley Drive; thence with the margin of said Lane, the following calls and distances: South 62° 07' 51" West 123.75 feet to an iron pin; thence around a curve to the left with a radius of 875 feet, a distance of 290.16 feet to an iron pin; thence around a curve to the left with a radius of 325 feet, a distance of 187.19 feet to an iron pin; thence South 10° 07' 51" West 36.11 feet to an iron pin; thence around a curve to the right with a radius of 25 feet, a distance of 17.24 feet to an iron pin; thence South 49° 37' 51" West a distance of 264 feet to an iron pin; thence around a curve to the right with a radius of 175 feet, a distance of 93.16 feet to an iron pin; thence South 80° 07' 51" West a distance of 140.79 feet to an iron pin; thence leaving said Lane North 33° 59' 15" West 623.33 feet to a point; thence North 42° 21' 18" West 306.51 feet to a fence post; thence North 38° 58' 42" West 614.96 feet to a railroad tie; thence North 26° 38' 03" West 477.93 feet to a fence post; thence North 50° 52' 20" West 100.25 feet to an iron pin; thence North 59° 53' 00" West 49.83 feet to an iron pin; thence North 63° 05' 56" West 59.11 feet to a tree; thence North 71° 05' 36" West 84.15 feet

to a fence post; thence North 7° 18' 23" East 38.15 feet to a fence post; thence North 0° 41' 18" West 269.73 feet to a fence post; thence North 82° 55' 04" East 108.07 feet to an iron pin; thence South 70° 38' 11" East 66 feet to a tree; thence South 78° 01' 50" East 42.96 feet to a tree;thence North 89° 52' 55" East 108.22 feet to a tree; thence North 73° 38' 57" East 36.16 feet to a tree; thence North 86° 29' 18" East 93.71 feet to a tree; thence South 86° 14' 04" East 134.32 feet to a tree; thence South 65° 56' 06" East 123.15 feet to a tree; thence South 85° 02' 54" East 113.87 feet to a tree; thence South 57° 13' 48" East 111.21 feet to a tree; thence South 80° 54" 06" East 151.23 feet to an iron pin in concrete; thence South 82° 22' 11" East 37.26 feet to an iron pin; thence South 46° 29' 42" East 237.02 feet to an iron pin; thence South 52° 35' 28" East 269.41 feet to an iron pin; thence South 55° 34' 43" East 141.96 feet to an iron pin; thence South 68° 55' 08" East 122.02 feet to an iron pin; thence South 89° 00' 50" East 85.56 feet to an iron pin; thence South 23° 32' 55" East 63.27 feet to an iron pin; thence South 31° 12' 04" East 872.37 feet to the point of beginning, containing 52.32 acres, more or less.

INCLUDED BUT EXCLUDED herefrom is that part of the property conveyed to William J. Hunnicutt, Sr., et ux, Yolonde Hunnicut, by deed from W. C. Moncrief & Co., Inc., as of record in Book 3343, Page 9, and by quitclaim deed from Billy Hitt, et ux, of record in Book 3675, Page 122, described as follows:

BEGINNING at a point located 55.35 feet from the northwesterly margin of Hitt Lane; thence South 57° 08' 00" West 100 feet to a point; thence North 35° 41' 53" West 200.00 feet to a point; thence North 57° 08' 00" East 100 feet to a point; thence South 35° 41' 53" East 200.00 feet to the point of beginning.

ALSO INCLUDED BUT EXCLUDED herefrom is Section One, CHARLESTON SQUARE SUBDIVISION, which plan appears of record in Plat Book 4860, Pages 37 and 38, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alan C. Jackson, Trustee, with full power to mortgage, sell, transfer and convey, without the joinder or disclosure of any beneficiary, of record in Book 4780, Page 329; and Quitclaim Deed from Charleston Joint Venture, et al, of record in Book 4793, Page 581, said Register's Office.

This conveyance is made subject to easements, setback lines, etc., of record; Restrictive Covenants of record in Book 4932, Page 13; as amended in Book 5036, Page 898, Register's Office for Davidson County, Tennessee.

Grantee hereby agrees to assume and pay all 1976 taxes on the hereinbefore described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said THE FIRST AMERICAN NATIONAL BANK of NASHVILLE, TENNESSEE, its successors and assigns, forever, and I hereby covenant that I am lawfully seized and possessed of

said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my successors, heirs and representatives, to warrant and forever defend the title to said real estate to said THE FIRST AMERICAN NATIONAL BANK of NASHVILLE, TENNESSEE, its successors and assigns, against the lawful claim of all persons.

WITNESS my hand at Nashville, Tennessee, this the 27th day of July, 1976.

Alan C. Jackson Trustee
ALAN C. JACKSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jneall Watson, a Notary Public in and for said County and State, ALAN C. JACKSON, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee, this the 27th day of July, 1976.

Jneall Watson
Notary Public

My commission expires: 1-29-77.

D62482

IDENTIFICATION REFERENCE
AUG 9 18 AM '76
REGISTER DAVIDSON COUNTY, TENN.

AUG 10 76	CONV	*	~~.00~~	350,000.00	
AUG 10 76	S'TAX		B*	910.00	
AUG 10 76	PR'FEE		B*	.50	
AUG 10 76	W'DEED		B*	6.00	* 916.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 350,000.

Paul E. Pinson
Affiant

Subscribed and sworn to before me, this the 27th day of July, 1976.

Helen D. Scott
Notary Public

My commission expires May 30, 1979.

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE