This Instrument Prepared By:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5322 PAGE 787

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. Eddie E. Pearson (NAME)	Guaranty Mortgage Company (NAME)	86-11-B
218 Raintree Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	15
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	Field Book No. 4D-89060

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)* *Dollars,* and other good and valuable considerations, the receipt of all of which are hereby acknowledged,

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

have this day bargained and sold, and do hereby transfer and convey unto XXXXX

EDDIE E. PEARSON and wife, LINDA C. BALL PEARSON, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 2, Building 14, Raintree Village (a condominium) as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4950, pages 62, 63, and 64, said Register's Office, to which plat reference is hereby made. Garage No. 14-2 is a limited common element for the exclusive use of the occupant of said unit.

Being part of the same property conveyed to First American National Bank of Nashville by Trustee's Deed from William K. Beasley, Trustee, as of record in Book 5101, page 892, Register's Office for said County, and being part of the same property conveyed to First American National Bank of Nashville, by quitclaim deed from IBEC-Martin Corporation, of record in Book 5102, page 718, said Register's Office.

This conveyance is made subject to: (1) restrictions of record in Book 4743, page 253; (2) Master deed of record in Book 4733, page 140, amended in Book 4980, page 378, made applicable in Book 5167, page 78, and Book 5172, page 77; and (3) Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $39,900.00

Subscribed and sworn to before me, this the 2nd day of August 1978

My commission expires: February 3, 1981. (Affix Seal)

Eddie E. Pearson
Affiant

[signature]
Notary Public

This is unimproved ( ) improved (X) property, known as 218 Raintree Drive, Hermitage, Tennessee 37076 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

EDDIE E. PEARSON and wife, LINDA C. BALL PEARSON, their

(successors),

heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* for 1978 taxes which have been prorated and assumed by the Buyers.

It *further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said*

EDDIE E. PEARSON and wife, LINDA C. BALL PEARSON, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand this* 2nd *day of* August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

BY: [signature]

Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, George E. Mudter, Jr., *a Notary Public of the State and County aforesaid, personally appeared* Harold W. Fogelberg, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* First American National Bank of Nashville, *the within named bargainor, a corporation, and that* he *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President

Witness my hand and seal, at office in Nashville, Tennessee *this* 2nd *day of* August, *19* 78

George E. Mudter, Jr. *Notary Public*

Commission expires February 3, 1981.

AUG-9 78	CONV	39,900.00			
AUG-9 78	S'TAX		B*	103.74	
AUG-9 78	PR'FEE		B*	.50	
AUG-9 78	W'DEED		B*	4.00	* 108.24

WARRANTY DEED

FROM

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

TO

EDDIE E. PEARSON AND WIFE

81790

IDENTIF. REFERENCE

AUG 9 10 09 AM '78

FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

RETURN TO: GEORGE E. MUDTER, JR., ATTORNEY