FIRST AMERICAN NATIONAL BANK, TRUSTEE

TO

MABLE ANN SKINNER PATTON, et al.

TO

PARKS WEAKS, et ux.

QUITCLAIM AND WARRANTY DEED

I 0 8 9 4 7

IDENTIF. REFERENCE

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

MAR 15 12 28 PM '84

RUSH

BOOK 6249 PAGE 685

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.:
Mr. & Mrs. Parks Weaks No. 47, Belle Meade Tower 105 Leake Avenue Nashville, Tennessee 37205	same	Map 116-13-C Parcel 47

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $126,000.

Parks Weaks

Subscribed and sworn to before me this 14th day of March, 1984.

Notary Public

My commission expires Jan 18 1986

WHEREAS, First American National Bank of Nashville, a national banking association, with its principal office and place of business in Davidson County, Tennessee, as trustee of certain trusts established under the will of Adolph Skinner, deceased, has held legal title to the real property hereinafter described, which said trusts terminated upon the death of the life beneficiary Maria Fahey Skinner on February 14, 1984; and,

WHEREAS, the Grantors, hereinafter named, being the sole heirs of James A. Skinner, deceased, have by virtue of such termination become entitled to said real property, subject to the taxes, debts and administration expenses of the estate of Maria Fahey Skinner; and,

WHEREAS, the Grantors have contracted to sell said real property and have requested that the Bank quitclaim to them its interest in said property under the terms and provisions hereinafter set forth, in order that they may by this instrument convey such property to the Grantees hereinafter named, and the Bank is willing to do so;

This instrument was prepared by
Martin & Cochran
Metropolitan Federal Building
Nashville, Tenn. 37219

NOW, THEREFORE, for and in consideration of the premises and the other considerations recited:

1. First American National Bank of Nashville, as Trustee under the will of of Adolph Skinner does hereby quitclaim to Mable Ann Skinner Patton, James A. Skinner, Jr., Robert H. Skinner, Mary Ann Skinner Ezell, and Cornelia Skinner McSwain (collectively referred to throughout this instrument as the "Grantors"), as their interests may appear, all its interest in and to Apartment No. 47 in Belle Meade Tower, a horizontal property regime in Davidson County, Tennessee, more fully described in paragraph 2 hereof. First American National Bank makes no representation, covenant or warranty, in its corporate capacity or as trustee, with respect to the said real property to any person or party.

In order that the sale and conveyance set forth in paragraph 2 hereof may be consummated, the Grantors accept such quitclaim deed, and each of them jointly and severally represents to and covenants with the Bank and the Grantees herein named: that they are the widow and children of James A. Skinner, deceased, and his only heirs; that none of them has occupied the real property conveyed hereby as a home or residence and the same is not the usual place of residence of any of them; and that by the acceptance of its quitclaim deed from the Bank and the retention by agreement with the Bank of the consideration paid by the Grantees for the property herein conveyed, they and each of them, jointly and severally, will save and hold the Bank harmless from all loss, costs or expense incurred by the Bank arising from and out of any claim or demand for inheritance or estate taxes, debts and/or administration expenses of the estate of Maria Fahey Skinner, who in her will exercised the power of appointment created for her under the will of Adolph Skinner to pay such taxes, debts and expenses.

2. In consideration of the sum of One Hundred Twenty-Six Thousand Dollars ($126,000) in cash paid to them by Parks Weaks and wife Betty Clark Weaks (the "Grantees"), the receipt of which is hereby acknowledged, Mable Ann Skinner Patton, James A. Skinner, Jr., Robert H. Skinner, Mary Ann Skinner Ezell and Cornelia

Skinner McSwain (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said Parks Weaks and wife Betty Clark Weaks, as tenants by the entirety, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Apartment No. 47 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 13 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

This property and its conveyance is subject to the requirements and provisions of the Horizontal Property Act, Sections 66-27-101, et seq., Tennessee Code Annotated, and further subject to all easements, covenants, conditions, regulations and provisions contained in the Master Deed of record in Book 4469, page 530, as amended by instruments of record in Book 4494, page 489, Book 4631, pages 407 and 410, and Book 4851, page 950 and contained in the By-laws appended to the Master Deed as amended in Book 5046, page 828, and further subject to certain easements of record in Book 1207, page 547, Book 3183, page 201, Book 3839, page 983 and Book 4355, page 696, all such book and page references being to those records in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to First American National Bank, Trustee, from Evans-Cain Company, a Partnership, by deed of record in Book 4516, page 701, Register's Office of Davidson County, Tennessee.

This is improved property known as Apartment No. 47, 105 Leake Avenue, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Parks Weaks and wife Betty Clark Weaks, as tenants by the entirety, their heirs and assigns, forever.

And Grantors do covenant with the said Parks Weaks and wife Betty Clark Weaks that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except by taxes for the year 1984, which have been prorated to the date of the deed and assumed by the Grantees, and except for such easements, restrictive covenants, conditions and regulations as relate to the property, apartments, co-owners and tenants of Belle Meade Tower.

And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend

the title to the said property to the said Parks Weaks and wife Betty Clark Weaks, their heirs and assigns, against the lawful claims of all person whomsoever. BOOK 6249 PAGE 688

IN WITNESS WHEREOF, the Bank has caused its quitclaim deed to be executed by its duly authorized officer, and the Grantors have hereunto set their hands, this 14 day of March, 1984.

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE, TRUSTEE

By _____
William A. Byrn, Jr.,
Senior Vice President

_____
Mable Ann Skinner Patton

_____
Robert H. Skinner

_____
James A. Skinner, Jr.

_____
Mary Ann Skinner Ezell

_____
Cornelia Skinner McSwain

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, SANDRA F. EASTES, of the State and County aforesaid, personally appeared William A. Byrn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a senior vice president of First American National Bank of Nashville, the within named bargainor, a corporation, and that he as such senior vice president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as senior vice president.

Witness my hand and seal at office at Nashville, Tennessee, this 14 day of March, 1984.

_____
Notary Public

My commission expires 4-22-84.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, _____, a notary public in and for said County and State, the within named Mable Ann Skinner Patton, James A. Skinner, Jr., Robert H. Skinner, Mary Ann Skinner Ezell and Cornelia Skinner McSwain, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office in Nashville, Tennessee, this 14th day of March, 1984.

_____
Notary Public

My commission expires Jan. 19, 1986.

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

RECEIVED OF _____

FOR _____

BOOK 6249 PAGE 689

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
			126000.00- CAMT.	
			327.60 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	340.10-
			0310A03/15/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 10894 7

IDENTIF. REFERENCE

MAR 15 12 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20308