This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

D E E D

BOOK 7088 PAGE 843

New Owner Address:	Address of Mortgagee or Beneficiary Under the Deed of Trust:	Map No	Par.No.
Walter B. Griffin, et ux. 3450 Lebanon Rd. Hermitage, TN 37076	Commerce Union Bank One Commerce Place Nashville, TN	86-1	75 1e

FOR AND IN CONSIDERATION of Ninety-Eight Thousand Five Hundred Dollars ($98,500.00) paid by the Grantees in cash, the receipt of which is hereby acknowledged, First American Trust Company, N.A., a national banking association with its principal office and place of business in Nashville, Tennessee, as Trustee under the will of C. W. Bateman ("Trustee") has bargained and sold, and by these presents does transfer and convey unto Walter B. Griffin and wife Mary J. Griffin ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Shanklin Engineering, described as follows:
>
> Beginning on the northerly margin of Lebanon Road at the southeast corner of the property conveyed to Edwin S. Randall, Jr., et al., as of record in Book 3642, page 297, Register's Office for said County; thence with said Randall's eastern boundary line north 37° 55' west 200 feet; thence north 47° 15' east 60 feet; thence south 37° 57' east 201.67 feet to the northerly margin of Lebanon Road; thence with the same westerly 60 feet to the beginning.
>
> Being the same property conveyed to First American National Bank of Nashville, Trustee u/w C. W. Bateman, its successors and assigns by deed from The Bateman Company of record in Book 6066, page 164, Register's Office for Davidson County, Tennessee, First American Trust Company, N.A., being the successor fiduciary to First American National Bank of Nashville pursuant to Section 45-2-1008, Tennessee Code Annotated, and an agreement to transfer fiduciary assets of record in Book 6755, page 585, of said Register's Office.

This is improved property known as 3450 Lebanon Road, Hermitage, Tennessee, 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Trustee does covenant with the said Grantees that as trustee under the will of C. W. Bateman it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except by building and zoning restrictions, easements of record and 1986 real property taxes, which Grantees have assumed and agreed to pay.

Trustee does hereby set over and assign to Grantees all the covenants and warranties made to it and its predecessors in interest under the deed or deeds by which title to the aforesaid property was conveyed, and for and on behalf of the said trust estate covenants that no act has been done or permitted by it while it held title to the aforesaid property by which the title

thereto has or will become encumbered.

By the delivery and acceptance of this deed, Trustee and Grantees acknowledge and agree that that certain Lease Agreement between Bateman Realty Corporation (Trustee having succeeded to its interest) as lessor and Grantees as lessees of the above-described premises has been terminated and cancelled, and that any and all obligations and liabilities thereunder of either party to the other are and shall be treated and considered as discharged, except to the extent Grantees as such lessees are responsible under the lease for payment of insurance premiums and real estate taxes.

IN WITNESS WHEREOF, the Trustee has caused this deed to be executed by its duly authorized officer, this 30 day of December, 1986.

FIRST AMERICAN TRUST COMPANY, N.A.

By: Richard L Smith

Its: Vice President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, Kim Krisle, of the State and County aforesaid, personally appeared Richard L Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [herself] to be Vice President of First American Trust Company, N.A., the within named bargainor, a corporation, and that he [she] as such Vice President, executed the foregoing instrument for the purposes therein contyained, by signing the name of the corporation by himself [herself] as Vice President.

Witness my hand and seal at office at Nashville, Tennessee, this 30 day of December, 1986.

Kim Krisle
Notary Public

My commission expires 1-21-90.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Dec. 19 86

Deputy Register

78378

IDENTIFICATION REFERENCE

DEC 31 11 31 AM '86

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 845

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

9850[illegible]- CAMT.
275.00 CSTAX
.50 PRFEE
6.00 WDFEE
SUBTX 281.50-
-DEC 10/31/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78378

IDENTIFICATION REFERENCE

DEC 31 11 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28894