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RAGWP12 7/07/87 rc

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

18

TRUSTEES DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
CHARLES J. WHEELER 807 Palmer Place Nashville, TN.	First American National Bank of Nashville First American Center Nashville, Tennessee	93-10-054

Send tax bills to: Owner XX
Mortgagee _____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN TRUST COMPANY, N.A., successor to First American National Bank of Nashville, as Trustee of the trust established under the will of Herbert J. Peck, as of record in Will Book 156, page 352, Probate Docket No. 78972, Probate Clerk's Office for Davidson County, Tennessee ("Grantor") has bargained and sold, and by these presents does transfer and convey unto CHARLES J. WHEELER ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Subdivision of the Gaines and Woodfolk Property, not of record, described as follows:

BEGINNING on the southerly margin of Palmer Avenue at the northwest corner of the property conveyed to George Moore by deed from Dan Leech and wife, of record in Book 1005, page 161, Register's Office for said County, being 141.78 feet, more or less, west of the westerly margin of 8th Avenue South, as widened; thence with the westerly line of said Moore property, southwardly 124 feet, more or less, to the northerly margin of Public Alley No. 120, formerly Hay Street; thence with same, westwardly 50 feet to the southeast corner of the property conveyed to Manchester Canning Company, Inc., by deed from Phillip W. Tune and wife, of record in Book 3221, page 107, said Register's Office; thence with Company's easterly line, northwardly 124 feet, more or less, to the southerly margin of Palmer Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

BEING the same property conveyed to Grantor by deed dated July 7, 1987 from First American Trust Company, N.A., as Executor of the Estate of Herbert J. Peck, Deceased, of record in Book 7292, Page 556, Register's Office for Davidson County, Tennessee.

This is improved property known as 807 Palmer Place, Nashville, Tennessee.

Said property is conveyed subject to 1987 taxes, a lien but not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Grantor executes this instrument solely in its fiduciary capacity and not individually and the warranties herein made by it are limited to those warranties which it can and should make in its fiduciary capacity and not further or otherwise.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 7th day of July, 1987, 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 TRUST COMPANY, N.A.,
TRUSTEE

By: Emmett Russell
Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Emmett Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of First American Trust Company, N.A., Trustee, the within named bargainor, a banking association, and the he as such Vice-President executed the foregoing instrument for the purposes therein contained, by signing the name of the First American Trust Company, N.A., Trustee, by himself as Vice-President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 7th day of July, 1987.

Rebecca A. Gibbs
Notary Public

REBECCA A. GIBBS NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 9, 1988

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $90,000.00.

Felix R Dowlington
Affiant

Sworn to and subscribed before me this 7th day of July, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1990

IDENTIFICATION REFERENCE

44324

JUL 9 1 33 PM 1987

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

90000.00- CAMA
252.00 CSTAX
.50 PRFEE
9.00 MTF 0
CHECK 251.50-
0207A07/09/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.3.2.4.

IDENTIFI REFERENCE

JUL 9 1 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.102414