9-22-87

This instrument prepared by:
L. L. Chastain
Grissim & Hodges Attorneys
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 7367 PAGE 329

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	
A. and J. Furniture Appliances, Inc. 1311 Dickerson Road Nashville, TN 37207	A. and J. Furniture Appliances, Inc. 1311 Dickerson Road Nashville, TN 37207	71-15/103

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00); and and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, TRUSTEE, has bargained and sold and by these presents does transfer and convey unto the said A. AND J. FURNITURE APPLIANCES, INC., a Tennessee corporation, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as:

Being Lot 2 on the plan of the resubdivision of Lot 1 of the resubdivision of the H. W. Chenoweth's Wildwood Addition of record in Plat Book 4885, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to J. O. Covington, by deed from Davidson County, Tennessee, of record in Book 3507, Page 35, Register's Office for Davidson County, Tennessee, the said J. O. Covington having since died and First American National Bank having been appointed as trustee by Will Book 117, Page 514, Probate Court for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. And it does covenant with the said Grantee that 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 as of record. And it does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

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

7 0 1 1 4

IDENTIFICATION REFERENCE

SEP 30 3 01 PM '87

DAVIDSON COUNTY, TN

FIRST AMERICAN NATIONAL BANK,
TRUSTEE

By: Richard L. Smith

Title: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public 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), the within named bargainor, and who upon oath, acknowledged himself to be the Vice-President of FIRST AMERICAN NATIONAL BANK, TRUSTEE, and that he as such V.P. executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself as such V. P.

WITNESS my hand and seal this 30 day of September, 1987.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $240,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Gerald L Langley
AFFIANT

Sworn to and subscribed before me this 30th day of September, 1987.

Laura L Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7367 PAGE 331

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

240000.00- CAMT.
672.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 678.50-
B203A09/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 1: 1: 4

IDENTIFI REFERENCE

SEP 30 3 01 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 21753