WBJGH00120 04/26/88 dr

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert Leon Fanning and wife, Fronie L. Fanning 1602 Campbell Road Goodlettsville, TN 37072	SAME	58-111

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND DOLLARS ($40,000) cash in hand paid by Robert Leon Fanning and wife, Fronie L. Fanning, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Charles W. McDowell, Sr., First American Trust Company, N.A., as Trustee under the Last Will and Testament of Robert A. McDowell, Sr., and First American Trust Company, N.A. and Charles R. Honeycutt, as Co-Trustees of a Trust created by Roscoe B. McDowell, Sr. (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Robert Leon Fanning and wife, Fronie L. Fanning, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

A tract of land in the 13th Civil District of said County and State, being a part of Lot 6 on the plan of the partition of the real estate of Matthew Waggoner, of record in Minute Book "J", page 456, County Court for Davidson County, and a 1.9 acre, more or less, tract described in Book 444, page 455, Register's Office for Davidson County, all of said property being described according to a survey by Turner Engineering Co. dated October 19, 1966, as follows:

Beginning at a point on the west margin of Highway 112, Clarksville Pike, said point being 45 feet from the center line and opposite center line survey Station 209 + 1.70; thence

(1) South 34° 34' West, a distance of 22.0 feet to a point; thence

(2) South 55° 26' East, a distance of 10.0 feet to a point; thence

(3) South 34° 34' West, a distance of 165.2 feet to a highway marker; thence

(4) In a southerly direction with a 990 foot curve to the left, a distance of 499.9 feet to a point on the said margin of Highway 112; thence

(5) With a fence South 45° 50' West, a distance of 74.3 feet to a fence post; thence

(6) With a fence North 48° 02' West a distance of 669.7 feet to a corner post; thence

(7) With a fence North 48° 17' West a distance of 1002.0 feet to a corner post; thence

(8) With a fence North 63° 53' East, a distance of 330.8 feet to a break in fence; thence

(9) With a fence South 84° 46' East, a distance of 448.8 feet to an existing old iron pin in an old fence; thence

(10) With an old fence North 71° 58' East a distance of 265.2 feet to an iron pin set in a stump hole; thence

(11) South 62° 19' East, a distance of 325.8 feet to an iron pin in an old fence; thence

(12) With a fence South 31° 14' East, a distance of 200.0 feet to an existing iron axle; thence

(13) With a fence South 30° 36' East a distance of 351.6 feet to the point of beginning, containing 23.49 acres, more or less.

Being the same property conveyed to Robert A. McDowell, Sr., Roscoe B. McDowell, Sr., and Charles W. McDowell, Sr. by Warranty Deed from Billy C. Donnell and wife, Clara W. Donnell, of record in Book 4050, page 340, said Register's Office, as corrected by the Deed of Correction of record in Book 4093, page 996, said Register's Office, the said Robert A. McDowell, Sr. having devised his interest in said property to First American Trust Company, N.A., by his Last Will and Testament of record in Will Book 130, page 280, Office of the Probate Court Clerk of Davidson County, Tennessee, and the said Roscoe B. McDowell, Sr. having devised his interest in the property to First American Trust Company, N.A. and Charles R. Honeycutt, as Co-Trustees of a Trust created on April 30, 1984, as amended, by his Last Will and Testament of record in Will Book 153, page 533, said Probate Court Clerk's Office.

This conveyance is expressly subject to the following:

1. A lien for 1988 real property taxes, which have been prorated and are assumed by the Grantees.

2. An easement for any right-of-way of Clarksville Highway lying within the boundary of the herein described property.

3. The reservation of a family graveyard, 40 feet square, lying within the herein described property, together with rights of ingress and egress and other agreements respecting said graveyard, all as set forth in the deed from John Walton, et al. to Era Corinne Donnell, of record in Book 2693, page 199, said Register's Office.

This is unimproved property, known as Clarksville Highway, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Leon Fanning and wife, Fronie L. Fanning, their heirs and assigns, forever.

And Grantors do covenant with the said Robert Leon Fanning and wife, Fronie L. Fanning, 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 as herein set forth.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Robert Leon Fanning and wife, Fronie L. Fanning, their heirs and assigns against the lawful claims of all persons whomsoever.

The covenants and warranties of First American Trust Company, N.A., as Trustee and Co-Trustee, and of Charles R. Honeycutt, as Co-Trustee, made herein are made in as full and ample a manner as they can and should do, but no further or otherwise.

Elizabeth Ann McDowell, spouse of Charles W. McDowell, Sr., joins herein for the purpose of consenting to this conveyance and conveying any interest which she may have in said property.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the dates indicated in the acknowledgments below, to make this conveyance effective on the 3RD day of MAY, 1988.

Charles W. McDowell Sr
CHARLES W. MCDOWELL, SR.

Elizabeth Ann McDowell
ELIZABETH ANN MCDOWELL

FIRST AMERICAN TRUST COMPANY,
N.A., as Trustee under the
Last Will and Testament of
Robert A. McDowell, Sr.

By: _____
Title SENIOR VICE PRESIDENT

FIRST AMERICAN TRUST COMPANY, N.A., as Co-Trustee under a Trust Agreement created by Roscoe B. McDowell, Sr., dated April 30, 1984, as amended

By: _____
Title SENIOR VICE PRESIDENT

_____
CHARLES R. HONEYCUTT, as Co-Trustee under a Trust Agreement created by Roscoe B. McDowell, Sr., dated April 30, 1984, as amended

STATE OF TENNESSEE)
WILSON)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, Alisa G. McMurtry, a Notary Public in and for said county and state, Charles W. McDowell, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS our hands, at office, this 2nd day of May, 1988.

_____
Notary Public

My Commission Expires:
March 3, 1992

STATE OF TENNESSEE)
WILSON)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, Alisa G. McMurtry, a Notary Public in and for said county and state, Elizabeth Ann McDowell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS our hands, at office, this 2nd day of May, 1988.

_____
Notary Public

My Commission Expires:
March 3, 1992

26867

IDENTIFICATION REFERENCE

MAY 4 9 13 AM '88

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Alisa G. McMurtry, a Notary Public of the state and county aforesaid, personally appeared W. 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 SENIOR VICE PRESIDENT of FIRST AMERICAN TRUST COMPANY, N.A., the within named bargainor, a national banking association, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the association by himself as SENIOR VICE PRESIDENT.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of May, 1988.

Alisa G. McMurtry
Notary Public

My Commission Expires:
March 3, 1992

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, Joanne Harvey, a Notary Public in and for said county and state, Charles R. Honeycutt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS our hands, at office, this 29th day of April, 1988.

Joanne Harvey
Notary Public

My Commission Expires:
3-7-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

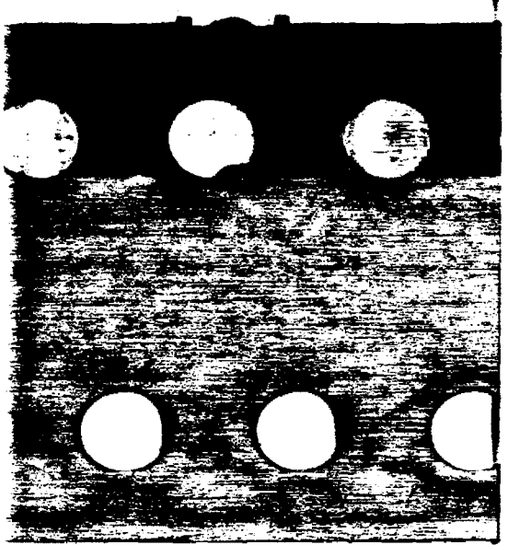
The actual consideration or value, whichever is greater, for this transfer is $40,000.

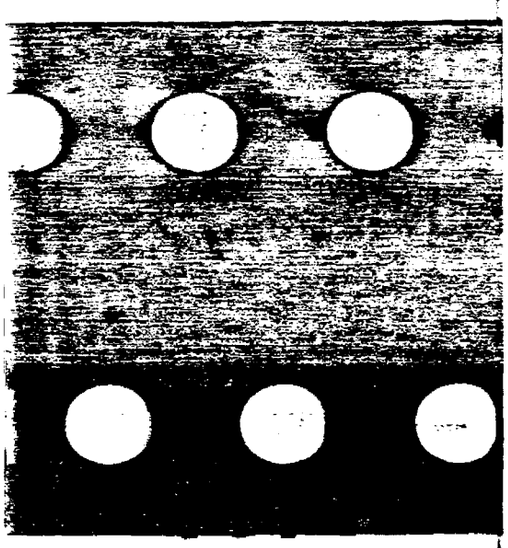
Tom Fanning
Affiant

Sworn to and subscribed before me, this 3rd day of May, 1988.

William N. Bang Jr.
Notary Public

My Commission Expires:
September 9, 1989





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7533 PAGE 824

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

CAMT	40000.00
CON TX	112.00
PRFEE	0.50
WDEED	15.00
TOTAL	127.50
CHECK	127.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

268.67

IDENTIFICATION REFERENCE

MAY 4 9 13 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87076