BOOK 7587 PAGE 669

This instrument prepared by:
Marshall L. Hix, Attorney at Law
16th Floor, First American Center
Nashville, Tennessee 37237-1607

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neil B. Chaffin and wife, Sandra Chaffin	(same)	to be assigned
(NAME)	(NAME)	
2173 Granny White Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (P.O. ZONE) (STATE)	(CITY) (P.O. ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said Neil B. Chaffin and wife, Sandra Chaffin, (hereinafter, jointly and severally, "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

1565 06/30 0101 03CHECK 639.50

See Exhibit "A" attached hereto and incorporated herein by reference

45251

IDENTIFICATION REFERENCE

JUN 30 11 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 225,000.00 . Subscribed and sworn to before me, this the 30th day of June, 1988.

Affiant

My Commission expires: 10/9/91
(Affix Seal)

Notary Public

Improved property, known as: Hart Street and Lewis Street, Nashville, Tennessee

NOTARY PUBLIC LINDA MIDDLETON DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for matters of record and 1988 property taxes.

Grantor further covenants and binds itself, its heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30th day of June, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

FIRST AMERICAN NATIONAL BANK

By: _____

Its: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Linda Middleton, a Notary Public for the State and County aforesaid, personally appeared Donald A. Griffin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of First American National Bank, the within named bargainor, a national banking association, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the First American National Bank by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of June, 1988.

Linda Middleton

NOTARY PUBLIC

My commission expires:

10/9/91

LINDA MIDDLETON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

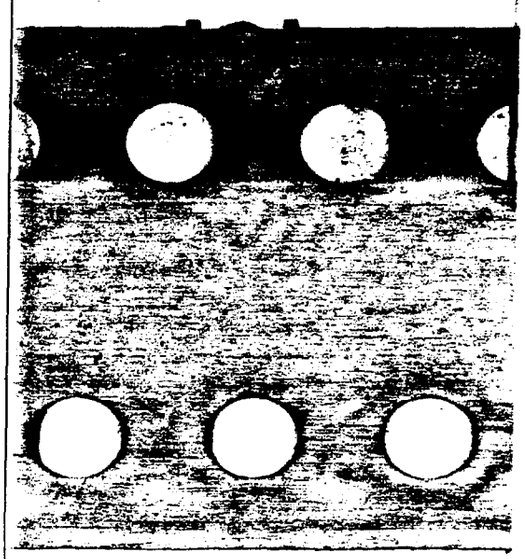
A tract of land located in Davidson County, Tennessee, in the southeast quadrant of Hart Street and Lewis Street being Lot No. 1 of the Re-subdivision of Old Fairgrounds Subdivision as of record in Plat Book 6200, page 713, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at the radius return of the intersection of Lewis Street with Hart Street; thence with the right of way margin of Lewis Street S 0° 41' 41" W 76.52 feet to a concrete monument; thence leaving said right of way S 86° 22' 34" E 152.04 feet to a point; thence S 5° 24' 35" W 50.0 feet to a point; thence N 86° 20' 25" W 32.0 feet to a point; thence S 5° 24' 35" W 50.0 feet to a point; thence S 86° 20' 25" E 149.86 feet to a point; thence N 29° 28' 17" E 204.27 feet to a point in the southern margin of Hart Street; thence with said margin N 83° 35' 20" W 336.47 feet to a point, the beginning of a curve to the left, said curve having a radius of 22.62 feet and an interior angle of 95° 42' 59"; thence around said curve 37.79 feet to the point of beginning, said tract containing 1.08 Acres, more or less.

Being a portion of the property conveyed to First American National Bank of Nashville by Successor Trustee's Deed dated August 23, 1986 of record in Book 6958, Page 396, Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

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



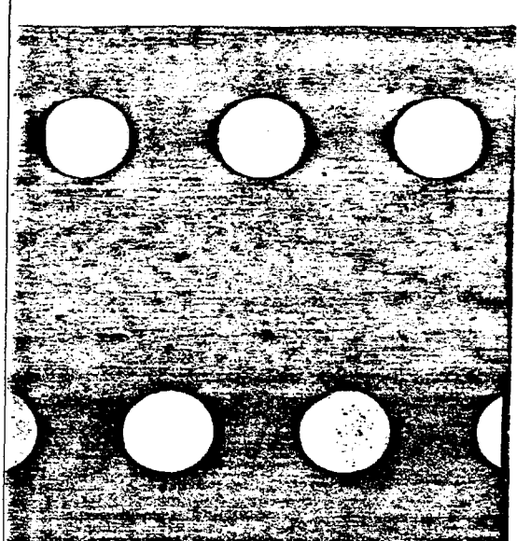
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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
				225000.00
				CON TX 630.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 639.50
				CHECK 639.50
06/30/88		01		11:35 0001 1565



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4525L

IDENTIFT. REFERENCE

JUN 30 11 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108318