This instrument prepared by:
Sarah Elizabeth Jones
Attorney at Law
16th Floor, First American Center
Nashville, Tennessee 37237-1607

# WARRANTY DEED

BOOK 7827 PAGE 795

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| First Bank and Trust | same | 65-13-113 |
| (NAME) | (NAME) | |
| Lebanon Road | | 65-13-63 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, Tennessee | | |
| (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, Nashville, Tennessee, successor bank to First Southern Bank and Bank of Mt. Juliet, (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said First Bank and Trust, a Tennessee banking association, (hereinafter, jointly and severally, "Grantee"), its successors, heirs and assigns, certain real estate in Wilson County and Davidson County, Tennessee, as follows:

2371 D

APR 28 3 10 PM '89

INT LIEN

See Exhibit "A"

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) The actual consideration or value whichever is greater, for this transfer is $ 550,000.00 . Subscribed and sworn to before me, this the 28th day of April, 1989.

Affiant

My Commission Expires: 3-27-93
(Affix Seal)

Notary Public

Improved property, known as: Lebanon Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its 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 N/A.

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, its successors, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 28th day of April, 1989, 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
Nashville, Tennessee

By: Jack Gilbert
Its: Senior Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Martha Alley Malone, a Notary Public for the State and County aforesaid, personally appeared Jack Gilbert, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice President of First American National Bank, Nashville, Tennessee, the within named bargainor, a corporation, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of April, 1989.

Martha Alley Malone
NOTARY PUBLIC

MARTHA ALLEY MALONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
3-27-93

EXHIBIT "A"

TRACT I:
LAND in the 1st Civil District of Wilson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, August 27, 1968, as follows:

BEGINNING at a point in the northerly margin of Lebanon Road at the southeast corner of the Lee's Motel property, thence with the northerly margin of said Road eastwardly 168 feet to a point, thence north 24°24' west 15 feet to the beginning of a curve, thence around said curve having a radius of 40 feet northeastwardly 62.09 feet to the westerly margin of Matterhorn Drive, thence with same north 22°32' west 145 feet to a point, thence south 66°40' west 124 feet to the eastern boundary line of said Lea's Motel property, thence with the same southwardly 226 feet to the beginning, containing 0.75 of an acre, more or less.

BEING the same property conveyed to Bank of Mt. Juliet by deed from Miller Kimbrough, Trustee, of record in Book 187, page 95, Register's Office for Wilson County, Tennessee.

TRACT II
A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin on the north right-of-way line of Lebanon Road, a 70' road, southwestwardly 168 feet along the north right-of-way line from the west right-of-way line of Matterhorn Drive; thence,

1. With a line severing the property of the Trustees of the Ragan-Smith-Murphy & Associates, Inc., Profit Sharing Plan and Trust Fund, as of record in Deed Book 6513, page 198, Register's Office for Davidson County, Tennessee, N 25 deg. 29'00" W 60.25 feet to an iron pin set; thence,
2. N 00 deg. 58'03" W 156.52 feet to an iron pin set; thence,
3. N 64 deg. 31'00" E 27.48 feet to an iron pin; thence,
4. With the west boundary line of the property of the Bank of Mt. Juliet, as recorded in Deed Book 187, page 95, Register's Office for Wilson County, Tennessee, S 00 deg. 58'03" E 222.74 feet to the point of beginning containing 4741 square feet or 0.11 acres.

BEING the same property conveyed to First Southern Bank by deed from the Trustees of Ragan, Smith, Murphy & Associates, Inc., Profit Sharing Plan and Trust of record in Book 6625, page 225, Register's Office for Davidson County, Tennessee.

Filed for record April 28 1989
at 2:15 O'Clock P M.
Noted in Note Book 25 Page # 361
Recorded in Deed Book #414 Page # 520
in the Register's office for
Wilson County, Tennessee.
On this 28th day of April 1989
Margie Trice, Register
By: J. Dedman, Dep. Reg.

0309 04/28 0101 03CHECK 9.00

| | |
|---|---|
| State Tax | $ 1815.00 |
| Fee | $ .50 |
| Recording Fee | $ 12.00 |
| Total | $ 1,822.50 |
| Receipt No. | 10703 |

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By _____
Deputy