Box 18 (K-G)

BOOK 7872 PAGE 885

MSPWP220 06/22/89 clh

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Robert Bond Miller, Trustee Suite 800 3100 West End Avenue Nashville, TN 37203	First American National Bank First American Center Nashville, TN 37237	Map and Parcel No. 93-6-2-74

Send tax bills to: Owner X
Mortgagee_____

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, a national banking association formerly known as First American National Bank of Nashville ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ROBERT BOND MILLER, TRUSTEE ("Grantee"), certain real property in Davidson County, Tennessee, described more particularly on Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 23rd day of June, 1989.

FIRST AMERICAN NATIONAL BANK

By: _____

Title: Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Gerald M. Hampton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of First American National Bank, a national banking association, and is authorized by the bank to execute this instrument on behalf of the bank.

WITNESS my hand, at office, this 23rd day of June, 1989.

Jana O. Geary
Notary Public

My Commission Expires:
1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $3,450,000.00.

Robert B. Miller
Affiant

Subscribed and sworn to before me, this 23rd day of June, 1989.

Jana O. Geary
Notary Public

My Commission Expires:
1-23-93

EXHIBIT A

(LEGAL DESCRIPTION OF PROPERTY)

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Second Avenue, North, on the east by First Avenue, North, and located generally south of Church Street, more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue, North, 457.4 feet from the southerly margin of Church Street;

Thence, N 62° 13' E. 210.23 feet to First Avenue, North;

Thence, with said Avenue, S 27° 02' E. 84.80 feet;

Thence, S 62° 22' W. 210.25 feet to Second Avenue, North;

Thence, N 27° 01' W. 84.27 feet to the point of beginning, containing 0.408 acre, more or less, and being known as 148-152, Second Avenue North, Nashville, Tennessee.

Being the same property conveyed to First American National Bank by deed of record in Book 7340, page 755, Register's Office for Davidson County, Tennessee.

43892

IDENTIFICATION

JUN 23 4 10 PM '89

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY

EXHIBIT B

1. Applicable building and zoning laws.

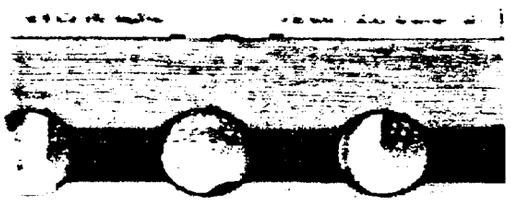
2. 1989 taxes, a lien not yet due and payable.

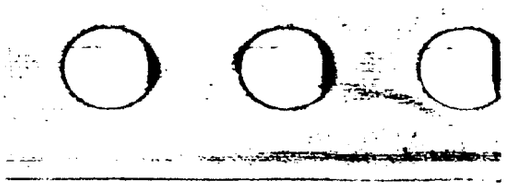
3. Party wall(s) situated partly on the property hereby conveyed and partly on adjoining properties.

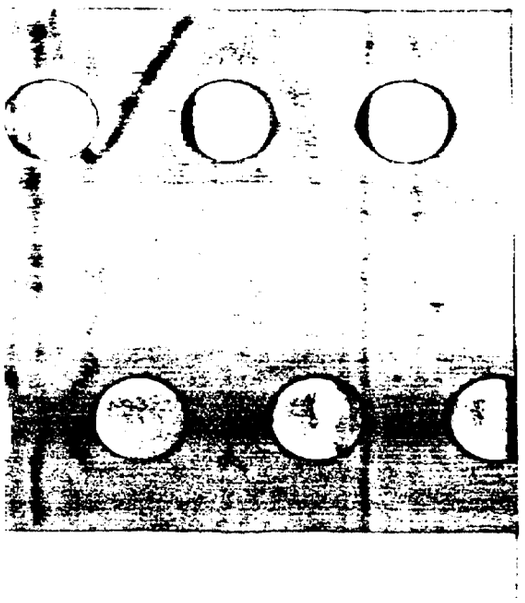
4. Rights of tenants in possession under existing leases.

5. Matters disclosed by Survey Number 8715, last revised June 9, 1989, prepared by Barge, Waggoner, Sumner & Cannon, Surveyors.

8318 06/23 0101 03CHECK 11397.50







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7872 PAGE 889

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 3450000.00
CON TX 11385.00
PRFEE 0.50
WDEED 12.00
TOTAL 11397.50
CHECK 11397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/23/89 01 16:12 0001 8318

43892

IDENTIFICATION REFERENCE

JUN 23 4 10 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 222610