3 of 33

BOOK 7890 PAGE 343

This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counsellor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
Scott Clayton and Howard W. Anderson
Post Office Box 40048
Nashville, Tennessee 37204

SEND TAX BILLS TO:
same

MAP & PARCEL
104-12-68

TRUSTEE'S DEED

THIS INDENTURE, entered into this 14th day of July, A.D. 1989, by and between FIRST AMERICAN TRUST COMPANY, N.A., AS TRUSTEE UNDER THE WILL OF ROY A. CARTER, hereinafter referred to as Party of the First Part, and SCOTT CLAYTON and HOWARD W. ANDERSON, hereinafter referred to as Parties of the Second Part,

WITNESSETH;

THAT, for and in consideration of the sum of One Hundred Fifty Thousand and no/100ths ($150,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged by the Party of the First Part, the said Party of the First Part has bargained, sold, transferred and conveyed, and by these presents does bargain, sell transfer and convey unto the Parties of the Second Part all of its right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

LAND in the Davidson County, Tennessee, being Lot No. 6 on the Map of W. W. Dillon's Subdivision of Lots 1 and 2 in George I. Waddey's Subdivision of the Baxter Lands, of record in Book 332., page 115, Register's Officer for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of 21st Avenue South, formerly Hillsboro Pike, as widened, and runs back with the northerly margin of Portland Avenue 150 feet, more or less, to an alley, measuring 53.7 feet thereon.

BEING property conveyed to Roy A. Carter (unmarried) by deed from Buford D. Moore and wife, Cora J. Moore of record in Book 2146, page 503, Register's Office for Davidson County, Tennessee, the said Roy A. Carter having since died and by Will of record in Will Book 164, page 556, Probate Court for Davidson County, Tennessee, property was devised to First American National Bank of Nashville, Nashville, Tennessee, as Trustee.

TO HAVE AND TO HOLD the Property, together will all of the appurtenances, estate, title and interest thereto belonging to the Second Parties, their heirs and assigns, forever.

4967 1

IDENTIFI REFERENCE

JUL 17 [illegible] AM '89

DAVIDSON COUNTY, TN

The First Party covenants with the Second Parties that the said First Party is seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except for the lien of the 1989 taxes.

First Party covenants and binds itself and its successors in trust, as trustee and not otherwise, to warrant and forever defend the title to the said land to the Second Parties, their heirs and assigns, against the lawful claims of all persons, claiming by, through, or under the First Party, and not otherwise.

The First Party executes this instrument solely in its fiduciary capacity and not individually, and the warranties herein made by it are limited to those warranties which it can and should made in its fiduciary capacity, and not otherwise.

IN WITNESS WHEREOF, the Party of the First Part has caused this instrument to be executed on the date first above written.

FIRST AMERICAN TRUST COMPANY, N.A.
AS TRUSTEE UNDER THE WILL OF
ROY A. CARTER

BY: .....
Vice President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared PATRICIA BARKER with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of First American Trust Company, N.A., Trustee under the Will of Roy A. Carter, said First American Trust Company, N.A. being a national banking corporation, and that she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal at office this 14 day of July, A.D. 1989.

My Commission expires:
11 January 1992

.....
NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

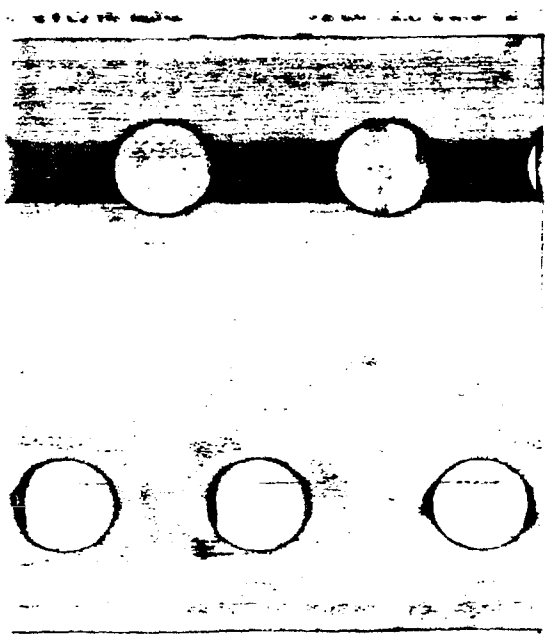
The actual consideration for this transfer, or value of the property (whichever is greater) is $150,000.00.

.....
AFFIANT

Sworn to and subscribed before me
this 14th day of July, A.D. 1989.

.....
NOTARY PUBLIC

My Commission expires:
11 January 1992



**OFFICIAL RECEIPT**

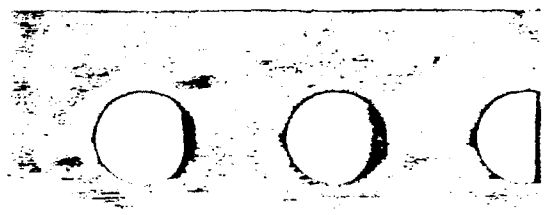
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7890 PAGE 345

| | | |
|---|---|---|
| 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 |

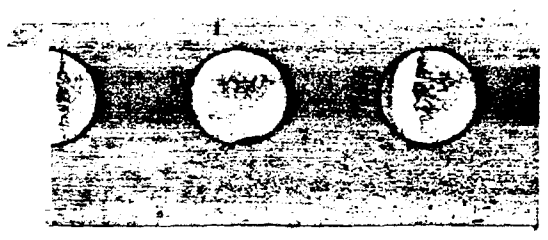
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|



CAMT 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 6.00
TOTAL 502.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 502.00

07/17/89 01 11:01 0001 5763



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IDENTIFICATION REFERENCE

JUL 17 10 58 AM '89

DAVIDSON COUNTY, TN

No. 229434