Box 18

BOOK 7974 PAGE 607

FRD1342 11/01/89 jef

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

78781

IDENTIF. REFERENCE

Nov 2 11 54 AM '89

FELIX [illegible] DAVIDSON COUNTY TN.

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
First American National Bank First American Center Nashville, TN 37237	Same	Map 82 Parcel 260

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Louie F. Johnston, Jr. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto First American National Bank ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 47 feet of lot No. 115 and all of Lots 116 and 117, on the plan of John W. Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 63, said Register's Office, more particularly described as follows:

Beginning at the southeast corner of Meridian Street and Berry Street; thence with the southerly margin of Berry Street, eastwardly 164 feet; thence southwardly 165 feet to the northerly margin of an alley; thence with said alley, westwardly 164 feet to the easterly margin of Meridian Street; thence with said street northwardly 165 feet to the beginning.

Being the same property conveyed to Louie E. Johnston, Jr., by deed from Nelson W. Holt, Jr., of record in Book 6761, page 170, Register's Office for Davidson County, Tennessee.

This is improved property known generally as ~~2123-25~~ 523-25 Meridian Street, Nashville, Tennessee.

Said property is conveyed subject to taxes for the current year.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind himself and his heirs and representatives, to warrant and forever defend the title to

said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 2nd day of November, 1989.

Louie E. Johnston, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Louie E. Johnston, Jr., 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 my hand, at office, this 2nd day of November, 1989.

Connie M. Conkwright
Notary Public

My Commission Expires:
Sept. 26, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0556 11/02 0101 03CHECK 1235.26

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $372,195.95.

Samuel M. Ballentine VP
Affiant

Sworn to and subscribed before me this 2nd day of November, 1989.

Connie M. Conkwright
Notary Public

My Commission Expires:
9/26/92