GENERAL WARRANTY DEED BOOK 8022 PAGE 600

FROM: City Federal Savings Bank)
)
) This instrument prepared by:
) ADAMS, TAYLOR, PHILBIN,
) PIGUE & MARCHETTI
TO: First National Bank) One Union Street
1545 Hotel Circle South) Nashville, Tennessee 37201
Suite 100)
San Diego, California 92108)

NAME AND ADDRESS OF NEW OWNER	NAME AND ADDRESS OF PERSONS OR OF ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES	MAP - PARCEL NUMBER(S)
First National Bank Suite 100 1545 Hotel Circle S. San Diego, CA 92108	Same	MAP #042-08-0 PARCEL #105.00 11D-93619

Mortgagee: None
FHA #: 483-1508338-703
Prior Mortgagor: Franklin, Daniel T. and wife,
Franklin, Karen S.

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

Being Lot No. 1B of the Zone Lot Division of Lots 1 thru 10, 15 thru 24, and 51 thru 60, Heritage Place, as of record in Plat Book 6250, Page 632, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to City Federal Savings Bank by Trustee's Deed of record in Book 7970, Page 99, said Register's Office.

This is improved property known as 336 Nesbitt Lane, Madison, Tennessee 37115.

This conveyance is made subject to all matters shown on any applicable recorded Plan, Master Deed or Declaration and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his 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 binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

410822/ke

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed by its duly authorized officers this 4th day of December, 1989.

CITY FEDERAL SAVINGS BANK

By: S D Utley

Title: S. D. Utley - Vice President

By: Donna L. Snyder

Title: Donna L Snyder - Assistant Secretary

STATE OF Ohio }
COUNTY OF Clark }

Before me, Rhonda L Miller a Notary Public in and for the State and County aforesaid, personally appeared S. D. Utley and Donna L Snyder with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be the Vice President and Assistant Secretary of City Federal Savings Bank, a corporation, and that they as such Vice President and Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice President and Assistant Secretary.

Witness my hand and official seal at Springfield, Ohio, this 4th day of December, 19 89.

Rhonda L Miller
Notary Public

RHONDA L. MILLER, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 10, 1993

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of value of property conveyed (whichever is greater is $47,353.00.

Michael J R
Affiant

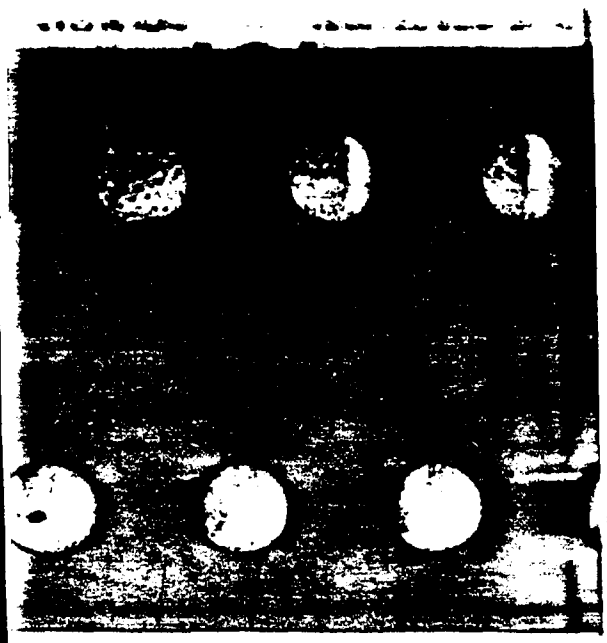
Sworn to and subscribed before me this 9th day of January, 19 90.

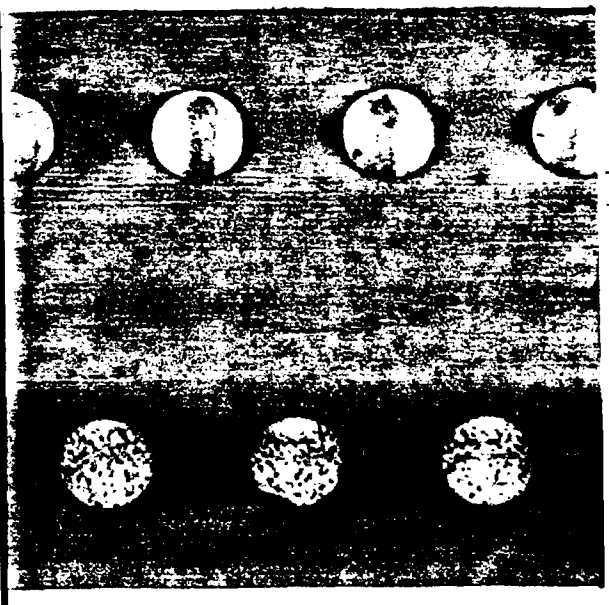
Janice M. Cheng
Notary Public

My Commission Expires: 5-20-92

951552

RECEIVED FOR REFERENCE
JAN 9 2 59 PM '90





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

RECEIVED OF _____

FOR _____

BOOK 8022 PAGE 602

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47353.00
CON TX 156.42
PRFEE 1.00
MISCFEE 6.00
TOTAL 163.42
CHECK 163.42

01/09/90 01 15:43 0001 1674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95154

IDENTIFICATION REFERENCE

JAN 9 3 44 PM '90

DAVIDSON COUNTY, TENN.

No. 282806