Document #24987 9/12/90

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
James H. Craft 1075 Northridge Drive Gallatin, TN 33942	SAME	Map: 34-6 Parcel: 10

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 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto James H. Craft and Dorothy M. Craft ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the south by Edgefield Junction Road (Myatt Drive); on the west and North by the County Bank; on the east by Spring Branch Road and being more particularly described as follows:

Beginning at a point in the north right-of-way line of Edgefield Junction Road (Myatt Drive), said point being the west right-of-way return of Spring Branch Road;

Thence with the north right-of-way line of Edgefield Junction Road (Myatt Drive), North 44 deg 22 min 59 sec west, 105.51 feet to a point, a corner common with the County Bank;

Thence with the County Bank, north 47 deg 31 min 34 sec east, 210.26 feet to a point in the center of Grizzard Branch;

Thence with the County Bank and the center of Grizzard Branch, south 36 deg 51 min 18 sec east, 145.34 feet to a point, a corner common with the County Bank in the west right-of-way line of Spring Branch Road;

Thence with the west right-of-way line of Spring Branch Road, south 52 deg 37 min 03 sec west, 170.42 feet to a point;

Thence on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 82 deg 59 min 58 sec, the chord of which is north 85 deg 52 min 58 sec west, 33.13 feet, along the curve distance of 36.22 feet to the point of beginning.

Containing 27,300 square feet, (0.627 acres, more or less).

Being the same real property conveyed to Grantor by deed dated March 6, 1990, from Gerald M. Hampton, Trustee of record in Book 8060, page 11, said Register's Office.

This is an unimproved lot located at the corner of Myatt Drive and Spring Branch Road.

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 heirs and assigns, forever.

GRANTOR covenants and binds itself, its representatives and successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs 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 A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13th day of September, 1990.

FIRST AMERICAN NATIONAL BANK

BY: Gerald M. Hampton

TITLE: Senior Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, 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 a Senior Vice President of First American National Bank, a national banking association, and is authorized by the corporation to execute this instrument on behalf of the national banking association.

WITNESS my hand, at office, this 13th day of September, 1990.

Laura Lincoln
Notary Public

My Commission Expires:

5-22-93

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $65,000.00.

James H. Craft
Affiant

Subscribed and sworn to before me, this 13th day of September, 1990.

Laura Lincoln
Notary Public

My Commission Expires:

5-22-93

EXHIBIT A

1. 1990 taxes, which have been prorated and assumed by Grantee.

2. Rights of riparian owners in and to the flow of Grizzard Branch over so much of the property as lies within.

3. All applicable building and zoning restrictions.

5 7.8.5 6

IDENTIFICATION REFERENCE

SEP 17 11 18 AM '90

FELIX Z WILSON ATTORNEY AT LAW
DAVIDSON COUNTY, N.C.

9463 09/17 0101 03CHECK 224.50

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

RECEIVED OF _____

FOR _____

BOOK 8197 PAGE 361

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

MAMT 65000.00
ERR CO
MAMT 65000.00-
CAMT 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 9.00
TOTAL ~~224.50~~
CHECK ~~224.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/17/90 01 11:21 0001 9463

57856

IDENTIFT REFERENCE

SEP 17 11 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 356104