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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 1990.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 1993~~ 1-23-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary W. Osteen (NAME)	First American National Bank (NAME)	150-11
3313 New Towne Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 241954 (STREET ADDRESS)	82
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	Memphis, TN 38124-1954 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert M. Sears and wife, Janet D. Sears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Osteen and wife, Doris Ann Osteen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, page 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 155 fronts 96.58 feet on the westerly margin of New Towne Road and extends back 134.85 feet on the northerly line and 132.35 feet on the southerly line to a dead line in the rear measuring 24.08 feet thereon.

Being the same property conveyed to Robert M. Sears and wife, Janet D. Sears by deed from Wayne McCullough and wife, Brenda M. McCullough of record in Book 7530, page 687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

64 F 36

IDENTIF. TREFERENCE

OCT 11 8 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

9254 10/11 0101 03CHECK 237.67

This is improved (XX) property, known as 3313 New Towne Drive, Antioch, TN 37013 unimproved ( )
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 22 day of Oct, 1990

Robert M. Sears

Janet D. Sears

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert M. Sears and wife, Janet D. Sears

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this [illegible] day of April 1991.

Commission expires 2-14-91

Catherine [illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)

and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____

as such, _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____

day of _____, 19___.

My commission expires _____

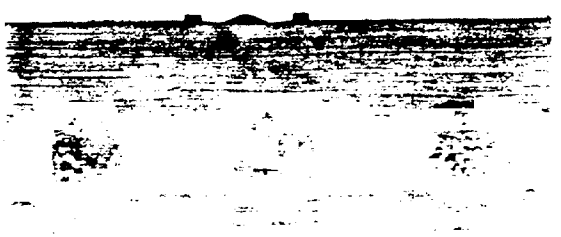
_____
Notary Public

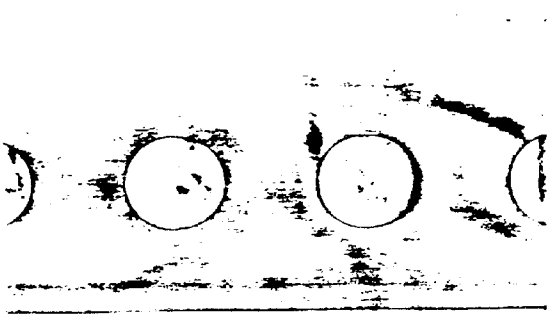
WARRANTY DEED

FROM

TO

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290





OFFICIAL RECEIPT

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

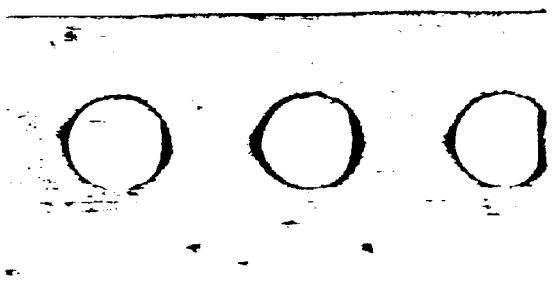
RECEIVED OF _____

FOR _____

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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

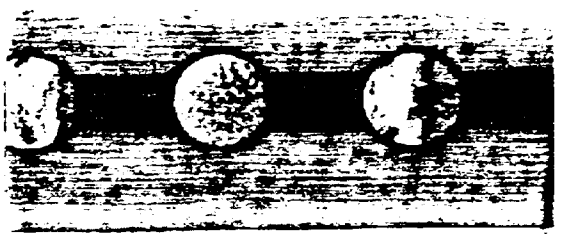
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	69900.00
CON TX	230.67
PRFEE	1.00
WDEED	6.00
TOTAL	237.67
CHECK	237.67

10/11/90 01 08:41 0001 9254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6411:36

IDENTIF. TREFERENCE

OCT 11 8 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363512