FILE BOX 45

BOOK 8243 PAGE 540

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF November, 1990

Notary Public

MY COMMISSION EXPIRES: 5-28-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Julia C. Ferraro (NAME)	First American National Bank (NAME)	MAP 84-14
120 Dellrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	PARCEL 146
Nashville, TN 37214 (CITY) (STATE) (P.O ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	3DZ-42416

FOR AND 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, Mary O. Shepherd, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia C. Ferraro and husband, Terry M. Ferraro

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.

BEING Lot No. 5, on the plan of Section Two, Donelson Meadows, of record in Plat Book 2133, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jack H. Shepherd and wife, Mary O. Shepherd by deed from Clifford H. Gaines and wife, Barbara J. Gaines, of record in Book 3250, Page 533, Register's Office for said County. The said Jack H. Shepherd now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2283, Page 361, Register's Office for said County.

7.4936 IDENTIFICATION REFERENCE

Nov 27 8 40 AM '90
FELIX Z. WILSON III REG.
DAVIDSON COUNTY, TN

0168 11/27 0101 03CHECK 214-57

This is unimproved ( ) improved (XX) property, known as 120 Dellrose Avenue, Nashville, TN 37214
(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 heir 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 covey 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 my hand this 26th day of November, 1990

Mary O. Shepherd

BOOK 8243 PAGE 541

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary O. Shepherd, a widow

the bargainor ____, with whom I am personally acquainted/and who acknowledged that she (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of November

Commission expires 5-8-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

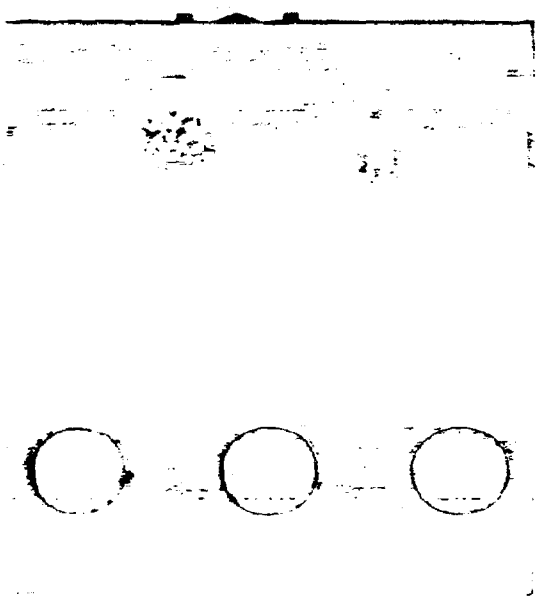
WARRANTY DEED

FROM
Mary O. Shepherd

TO
Julia C. Ferraro
Terry M. Ferraro

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

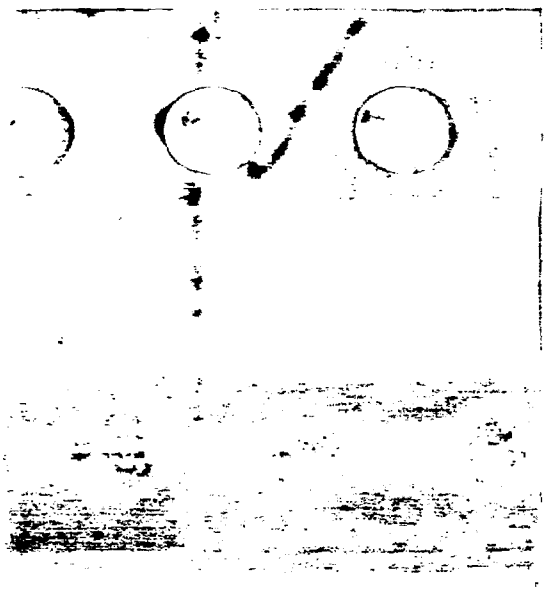
RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 542

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 62900.00
CON TX 207.57
PRFEE 1.00
WDEED 6.00
TOTAL ~~214.57~~
CHECK ~~214.57~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/27/90 01 08:40 0001 0168

7.49 3 6:

IDENTIFICATION REFERENCE

Nov 27 8 41 AM '90

DAVIDSON COUNTY, TN

No. 376140