This Instrument Prepared By:
ROBERT L. CALLIS, ATTORNEY AT LAW
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

Mail

ADDRESS NEW OWNER:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, TN 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 148-15
GROUP
PARCEL 228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. B. ASHBURN and wife, PAULA M. ASHBURN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FIRST BANK & TRUST, a Tennessee Banking Corporation, 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. 34 on the Plan of Section 6, Apache Hills, of record in Plat Book 5200, Page 173, Register's Office for said County.

Lot No. 34 fronts 41.03 feet on the westerly margin of the cul-de-sac at the terminus of Clipper Court and extends back 119.61 feet on the northeasterly line and 92.07 feet on the southerly line to a broken line in the rear, measuring 145.0 feet thereon.

Being the same property conveyed to J. B. Ashburn and wife, Paula M. Ashburn by deed of record in Book 5648, 27, Register's Office of Davidson County, Tennessee.

This is improved property known as 244 Clipper Court, Nashville, TN 37211.

This conveyance is made subject to the following:

1. All restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

2. Restrictive Covenants for Apache Hills, Section 6, of record in Book 5449, Page 535, Register's Office of Davidson County, Tennessee.

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Apache Hills, Section 6, of record in Plat Book 5200, Page 173, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FIRST BANK & TRUST, a Tennessee Banking Corporation, their heirs and assigns, forever; and we, J. B. ASHBURN and wife, PAULA M. ASHBURN 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of December, 1990.

J. B. ASHBURN

PAULA M. ASHBURN

0725 12/20 0101 03CHECK 155.50

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. B. ASHBURN and wife, PAULA M. ASHBURN 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 3rd day of December, 1990.

NOTARY PUBLIC

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 16, 1993

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of December, 1990.

NOTARY PUBLIC

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

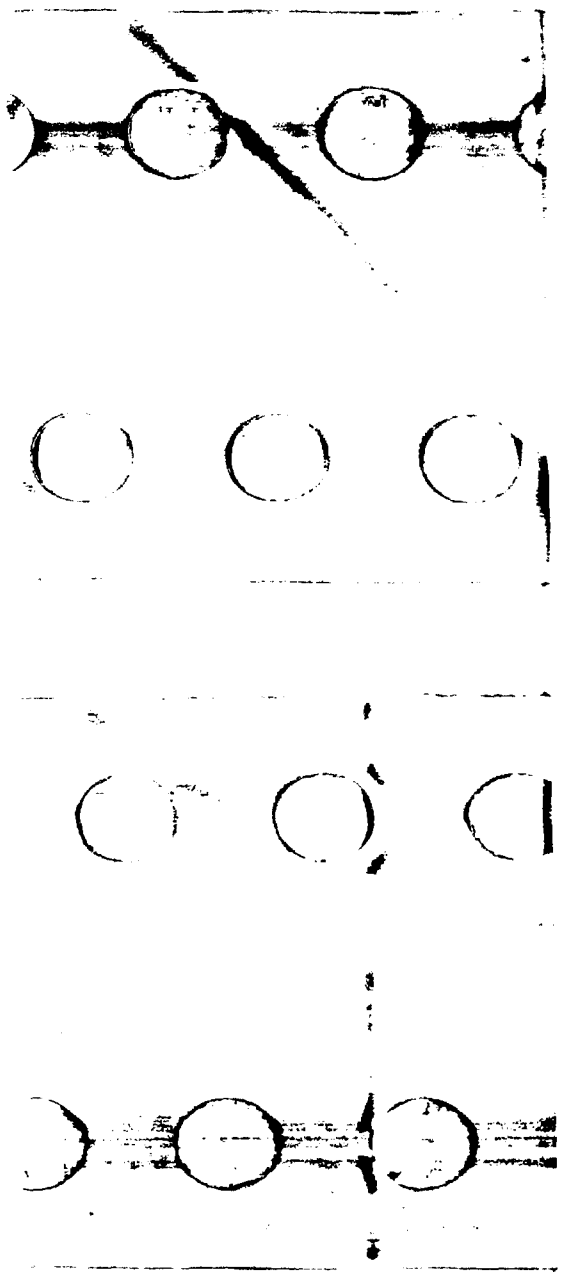
My Commission Expires: May 16, 1993

80769

IDENTIF. TREFERENCE

DEC 20 9 11 AM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8261 PAGE 18

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 45000.00
CON TX 148.50
PRFEE 1.00
MDEED 6.00
TOTAL 155.50
CHECK 155.50

12/20/90 01 09:11 0001 0725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80769

IDENTIF. REFERENCE

DEC 20 9 11 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383124