mail

This instrument prepared by:
B. Anthony Saunders, Attorney
721 First American Center
Nashville, TN 37237-0721

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Waynick Investments Attn: Mark Anthony Waynick	Mark Anthony Waynick	Map 83-030
291 Lanson Drive	291 Lanson Drive	Parcel 363
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and NO/100 ($15,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FIRST AMERICAN NATIONAL BANK** (hereinafter "Grantor"), (formerly First American National Bank of Nashville) has this day bargained and sold, and does hereby transfer and convey unto the said Waynick Investments, a Tennessee general partnership (hereinafter jointly and severally "Grantor"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Plan of the Beadle Subdivision, of record in Book 4715, page 130, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to J & G Investment by deeds of record in Book 7141, page 218, and Book 7626, page 97, said Register's Office; and subsequently to First American National Bank of Nashville, now known as First American National Bank, by Successor Trustee's deed of record in Book 8273, page 625, said Register's Office.

4786 02/06 0101 03CHECK 56.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $15,000.00. Subscribed and sworn to before me, this the 5th day of February, 1991.

Affiant

My Commission expires: 1/22/95
(Affix Seal)

Notary Public

This is improved property known as 1212 Cecilia Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has a good right to convey it, and that the same is unencumbered except those encumbrances of record, including but not limited to the following:

1. Real estate taxes for the current year, a lien but not yet due and payable.

2. All matters shown on the plan of record in Book 4715, page 130, said Register's Office.

3. All matters shown on the plan of record in Book 8273, page 628, said Register's Office.

4. All parties in possession of the property, it being understood that a portion of the property is leased.

Grantor paid for this search and the resulting title insurance and relies thereon in making the representations in this Instrument. It is understood that the encumbrances listed above were identified in a title search performed by David J. Waynick, Esq., counsel for Grantee. No independent search was performed by Grantor.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title to the said real property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns against the lawful claims of all persons, claiming by, through, or under Grantor.

Witness my hand this 5th day of February, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

FIRST AMERICAN NATIONAL BANK
(formerly First American National
Bank of Nashville)

By: James E. Martin

Title: Banking Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, B Anthony Scandlin, a Notary Public for the State of County aforesaid, personally appeared James E. Martin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Banking Officer of First American National Bank, the within named bargainor, a corporation, and that ___ he as such Banking Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ___ Banking Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of February, 1991.

B Anthony Scandlin
NOTARY PUBLIC

My Commission expires:
1/22/95

91105

IDENTIF. TREFERENCE

FEB 6 4 20 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

bas\waynick.swd

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8288 PAGE 656

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	15000.00
CON TX	49.50
PRFEE	1.00
WDEED	6.00
TOTAL	56.50
CHECK	56.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 19 0001 4786

9 1 1 0 5

IDENTIF. REFERENCE

FEB 6 4 20 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395118