SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Stephen P. Spann, ATTORNEY
7TH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TN 37237-0721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,634.00

Harry D. Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 1991.

Carla K. Jarrell
Notary Public

My Commission Expires:
1-11-92

04763

IDENTIF. REFERENCE

APR 5 3 46 PM '91
FILED
DAVIDSON COUNTY, TN.

PICK-UP

ADDRESS NEW OWNER AS FOLLOWS:
Harry D. Bass &
E.W. Wilkerson, a TN
Partnership
1004 St. Andrews Place
Nashville, TN 37205

SEND TAX BILL:
New Owner
4811 Lebanon Road
Hermitage, TN 37076

MAP-PARCEL
Map 132-1-A
Parcel 20 CO

2670 04/05 0101 03CHECK 296.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FIRST AMERICAN NATIONAL BANK, ("FIRST AMERICAN"), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY D. BASS & E.W. WILKERSON, A TN PARTNERSHIP, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS, 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. 20 on the Plan of St. Andrews Place, as of record in Plat Book 6250, page 909, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First American National Bank by Substitute Trustee's Deed from Guaranty Title Company, of record in Book 8304, page 220, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1991 Taxes, which have been prorated as of date of deed and are assumed by buyer; Easement for Water Rights as set out in instrument of record in Book 1141, page 378; Easement for gas line as set out in Book 1848, page 460; Declaration of covenants, conditions and restrictions as set out in Book 6856, page 843, and amended in Book 7085, page 528; By-Laws of St. Andrews Place Homeowner's

Association of record in Book 6856, page 857; Storm Water Detention Agreement of record in Book 6737, page 867; Deed of Conveyance of Sanitary Sewers of record in Book 7175, page 840; Deed of conveyance of Water Mains of record in Book 7175, page 854; easement for ingress/egress of record in Book 7342, page 549; Plan of record in Book 6250, page 909; restrictive covenants of record in Book 6658, page 135; and any and all matters of public record, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1004 St. Andrews Place, Nashville, TN 37205.

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 First American, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And First American does further covenant and bind itself, its successors and representatives to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of April, 1991.

FIRST AMERICAN NATIONAL BANK

By: S. Mark McCoy
S. Mark McCoy

Its: AVP
Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Carla K. Jarrell, a Notary Public in and for the County and State aforesaid, S. Mark McCoy with whom I am personally acquainted (or proved me to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of April, 1991.

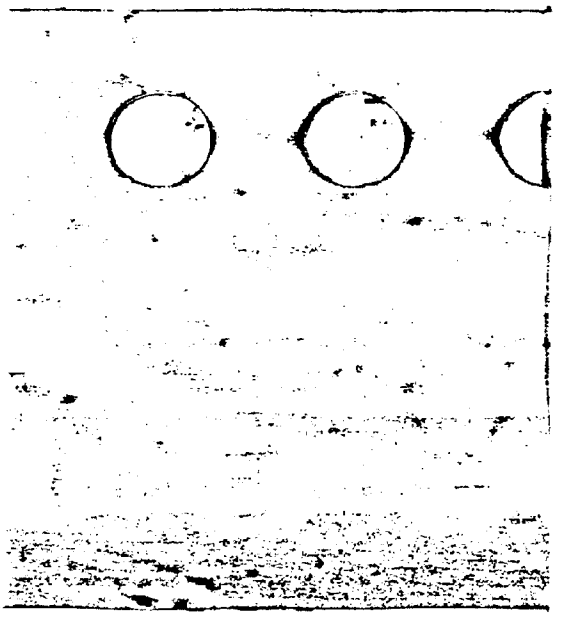
Carla K. Jarrell
Notary Public

My Commission Expires:

1-11-92

forms\re\warranty.4





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8325 PAGE 562

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	87634.00
CON TX	289.00
REC	1.00
MISC	6.00
TOTAL	296.00
CHECK	296.00

04/05/91 01 15:45 0001 2630

04763

IDENTIF. REFERENCE

APR 5 3 46 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 410718