SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
B. Anthony Saunders, 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 $26,400.00

+ Jim Martin FAMD
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 1991.

Carla K. Daniels
Notary Public

My Commission Expires:

1-11-92

15584

IDENTIFICATION REFERENCE

MAY 20 3 23 PM '91

PICK-UP

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
William J. Grooms	New Owner	Map 83-6
701 Chapel Avenue	1011 Granada Avenue	Parcel 259
Nashville, TN 37206	Nashville, TN 37206	

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**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **WILLIAM J. GROOMS and wife, DOROTHY D. GROOMS**, 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 the southeasterly portion of Lot No. 39 on the Plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, page 17, Register's Office for said County.

Said property which is a corner lot, fronts 49 feet on the westerly margin of Chapel Avenue and fronts 160 feet on the northerly margin of Eastland Avenue and extends back 140 feet on the northerly line and 45 feet, more or less, on the westerly line to a point of intersection.

Being the same property conveyed to First American National Bank by Trustee's Deed of record in Book 8334, page 387, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1991 Taxes which were prorated as of date of deed; all matters as set forth on Plan of record in Book 332, page 17; Notice of Bankruptcy of Joe B. Webb, filed on May 25, 1990 of record in Book 8139, page 414; and any and all

other matters whether or not of public record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Chapel Avenue, Nashville, TN 37206.

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 GRANTEES 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 it 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 GRANTEES 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 17th day of May, 1991.

FIRST AMERICAN NATIONAL BANK
(Grantor)

By: Jim Martin

Its: Banking officer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Carla K. Jarrell, a Notary Public in and for the County and State aforesaid, Jim Martin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Banking Officer 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 17th day of May, 1991.

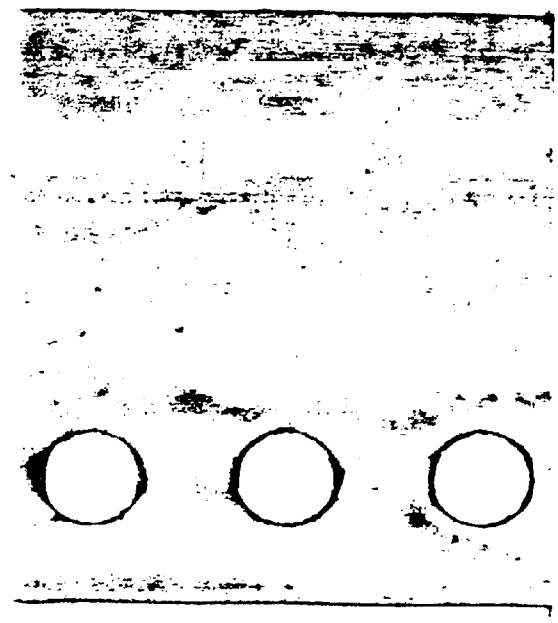
Carla K. Jarrell
Notary Public

My Commission Expires:

1-11-92

3622 05/20 0101 03CHECK 94.12

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8355 PAGE 435

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 26400.00
CON TX 87.12
PRFEE 1.00
WDEED 6.00
TOTAL 94.12
CHECK 94.12

05/20/91 01 15:25 0001 3622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1584 IDENTIFICATION REFERENCE

MAY 20 3 23 PM '91

FELIX Z. WILSON, II
REGISTER

No. 423211