FILE BOX 45

BOOK 8413 PAGE 847

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Dorothy L. Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF August, 1991

Notary Public

MY COMMISSION EXPIRES: 3-25-95

(AFFIX SEAL)

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

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dorothy L. Reynolds (NAME)	First American National Bank (NAME)	MAP 51
256 Emmett Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	GROUP 8
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	PARCEL 71

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, John A. Rose and wife, Jennifer Rose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy L. Reynolds, unmarried

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. 22 in Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 22 fronts 60 feet on the southerly margin of Emmett Street and extends back 201 feet, more or less, on the easterly line and 204 feet, more or less, on the westerly line to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to John A. Rose by deed from Secertary of Housing and Urban Development, of record in Book 8156, Page 985, Register's Office for said County.

3 6 7.9 8

IDENTIFICATION REFERENCE

AUG 5 12 31 PM '91

FELIX Z. WHITSITT, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 256 Emmett Avenue, Madison, TN 37115
(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 our hand s this 1st day of August, 1991

Jennifer Rose — John A. Rose

Jennifer Rose by Jean D. McLaurine attorney-in-fact

John A. Rose by Jean D. McLaurine attorney-in-fact

BOOK 8413 PAGE 848

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

_____
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 (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / 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 _____

0924 08/05 0101 03CHECK 173.50

_____
Notary Public

WARRANTY DEED

FROM

John A. Rose
Jennifer Rose

TO

Dorothy L. Reynolds

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this the 1st day of August, 1991, before me personally appeared Jean D. McLaurine, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John A. Rose and Jennifer Rose, and who acknowledged that she executed the same as the free act and deed of the said John A. Rose and Jennifer Rose by virtue of that Power of Attorney, duly executed by the said John A. Rose and Jennifer Rose and appearing of record in Book 8413, Page 845, and Book 8413 Page 846, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, TN, this 1st day of August, 1991.

My Commission Expires: 3-25-95

LANA C. PETTY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8413 PAGE 849

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 6.00
TOTAL 173.50
CHECK 173.50

08/05/91 01 12:35 0001 0924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36.7.98.

IDENTIFICATION REFERENCE

AUG 5 12 31 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447506