FILE RE SATURN & MAZE 07-41 FILE # 29254

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
LEGAL DEPARTMENT, 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 $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1991.

Notary Public

My Commission Expires:
1-1-92

37967

FILED
AUG 8 3 43 PM '91

ADDRESS NEW OWNER AS FOLLOWS:
Paul H. Barnett, et ux
Virginia Lange Barnett
304 St. James Park
Nashville, TN 37215

SEND TAX BILL:
New Owner
304 St. James Park
Nashville, TN 37215

MAP-PARCEL
Map 117-13-B
Parcel 96CO

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 **PAUL H. BARNETT, and wife, VIRGINIA LANGE BARNETT**, 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. 304, on the Plan of Abbottsford of record in Plat Book 6250, page 419-421 and as amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which said Plan of record reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to First American National Bank by Trustee's Deed of record in Book 8414, page 30, 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; restrictive covenants of record in Book 6478, page 177 and amended in Book 6530, page 242; declaration of covenants, conditions and restrictions for Abbottsford of record in Book 6537, page 303 and amended and restated in Book 8106, page 1; amended and restated covenants, conditions and restrictions and by-laws of Abbottsford of record in Book

8106, page 29; amendments to notes or plat of record in Book 6683, page 376 and Book 6771, page 683; charter of Abbottsford Homeowner's Association of record in Book 6548, page 213; and any and all other liens.

This is improved property known as 304 St. james Park, Nashville, TN 37215.

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 NATIONAL BANK, 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 National Bank 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 6th day of August, 1991.

FIRST AMERICAN NATIONAL BANK

By: Alice A. Farr

Its: V. P.

RECD 08/08 0101 03CHECK 1006.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Carla K. Jarrell, a Notary Public in and for the County and State aforesaid, Allison G. Lucas with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the 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 6th day of August, 1991.

Carla K. Jarrell
Notary Public

My Commission Expires:

1-11-92

\doc\cj\barnett.wd

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

RECEIVED OF _____

FOR _____

BOOK 8417 PAGE 337

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 270000.00
CON TX 999.00
PRFEE 1.00
WDEED 6.00
TOTAL 1006.00
CHECK 1006.00

08/08/91 01 15:44 0001 2253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37967

IDENTIFICATION REFERENCE

AUG 8 3 43 PM '91

No. 448820