SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Legal Department
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 $13,500.00

Eddie Savage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 1991.

Carla K. Farrell
Notary Public

My Commission Expires:
1-11-94

6139

IDENTIFICATION REFERENCE
Nov 12 3 12 PM '91
PICK-UP

ADDRESS NEW OWNER AS FOLLOWS:
Eddie Eugene Savage, et ux
Beverly Jane Savage
319 Marie
Nashville, TN 37207

SEND TAX BILL:
New Owner E & B
1278 Eagan Circle
Madison, TN 37115

MAP-PARCEL
Map 71-15
Parcel 229

8549 11/12 0101 03CHECK 56.95

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 **EDDIE EUGENE SAVAGE and wife, BEVERLY JANE SAVAGE** , 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 easterly 50 feet of Lots 75, 76 and 77 on the Map of Highland's Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee. Said part of said Lots front 50 feet on the southerly side of Marie Street and run back between parallel lines along the westerly margin of an alley 75 feet to the north line of Lot No. 78.

Being the same property conveyed to First American National Bank by Successor Trustee's Deed of record in Book 8450, page 773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1989 Property Taxes which are past due and delinquent and are being paid as of date of deed; 1990 Property Taxes which are past due and delinquent and are being paid as of date of deed; 1991 Property Taxes which are due and payable

and are being paid as of date of deed; and any and all other liens whether or not of record.

This description being the same as in the last conveyance of the subject property.

This is improved property known as 319 Marie Street, Nashville, TN 37207.

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 8th day of November, 1991.

FIRST AMERICAN NATIONAL BANK

By: Samuel M. Ballesteros

Its: VP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Carla K. Jarrell, a Notary Public in and for the County and State aforesaid, Samuel M. Ballesteros 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 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.

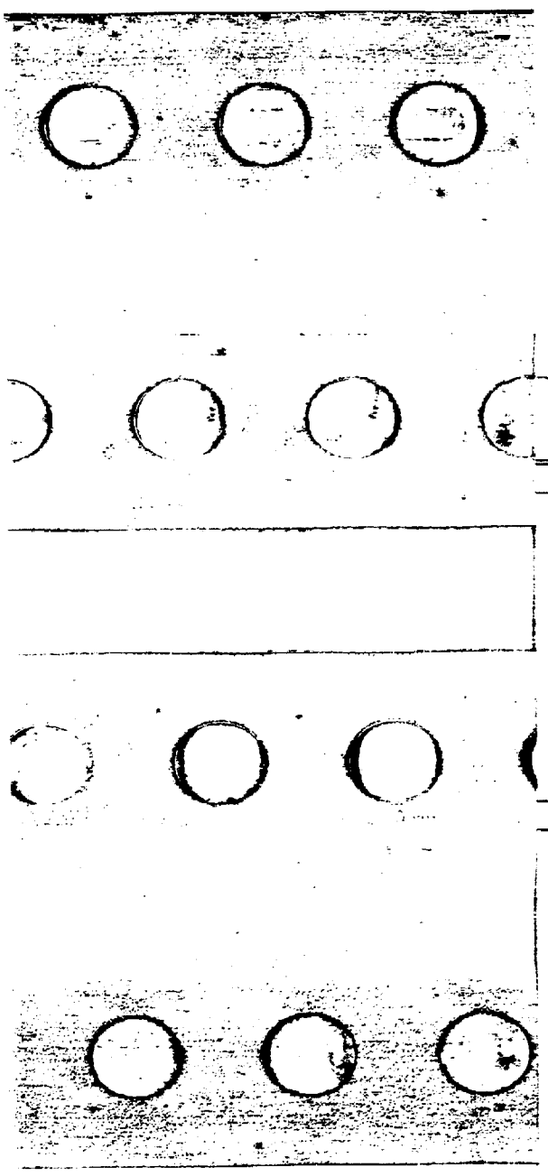
Witness my hand, at office, this 8th day of November, 1991.

Carla K. Jarrell
Notary Public

My Commission Expires:

1-11-92

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

RECEIVED OF _____

FOR _____

BOOK 8484 PAGE 211

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 13500.00
MOR TX 49.95
ERR CO
MOR TX 49.95-
CON TX 49.95
PRFEE 1.00
WDEED 6.00
TOTAL 56.95
CHECK 56.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/12/91 01 15:13 0001 8549

6 1 3 9 9

IDENTIFICATION REFERENCE

Nov 12 3 12 PM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 475664