This Instrument Prepared by:
Legal Department
7th Floor First American Center
Nashville, TN 37237-0721

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAS Realty Corp | New Owner | Map 34-9 |
| (Name) | (Name) | Parcel 25 |
| 1550 Gallatin Pike | 6015 Preston Highway | |
| (Street Address or Route Number) | (Street Address) | |
| Madison, TN | Louisville KY 40219-1393 | |
| (City) (P.O. Zone) (State) | (City) (P.O. Zone) (State) | |

*FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK (hereinafter "Guarantor") has this day bargained and sold, and does hereby transfer and convey unto the said JAS Realty Corp., (hereinafter, jointly and severally, "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

*Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rivergate Square Retail Center, as of record in Plat Book 6900, page 877, amended by Surveyor's Certificate of Correction of record in Book 7923, page 43, Register's Office for said County, to which plan reference is made for a more complete description.*

*Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 8310, page 309, Register's Office for Davidson County, Tennessee.*

*This conveyance is made subject to the following: 1991 property taxes which are due and payable and are being prorated and paid as of date of deed; plan of record in Book 6900, page 877, said Register's Office, as amended in Book 7923, page 43, said Register's Office; any and all other prior restrictions or encumbrances; title to that portion of premises, if any, embraced within the charter of right-of-way of the L & N Railroad; any and all liens, whether or not of record.*

*STATE OF TENNESSEE)*

*COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 650,000.00. Subscribed and sworn to before me, this 31st day of November, 1991.*

*Affiant* Coleman A Boyd - Agent

*My Commission expires:* My Commission Expires May 22 1994

*(Affix Seal)*

*Notary Public*

*Improved property, known as: 1550 Gallatin Pike, Madison, TN.*

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for as set forth in this deed.*

*Grantor further covenants and binds itself, its heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.*

*Witness my hand this* 13th *day of* November *1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.*

***FIRST AMERICAN NATIONAL BANK OF NASHVILLE***

*By:* McCoy Zachry

*Title:* S. V. P.

***STATE OF TENNESSEE)***
***COUNTY OF DAVIDSON)***

*Before me,* Jill R Zieg, *a Notary Public for the State and County aforesaid, personally appeared* McCoy Zachry, *with whom I am personally acquainted, and who, upon oath, acknowledged himself to be* Senior Vice President *of First American National Bank of Nashville, the within named bargainor, a corporation, and that he as such* Senior Vice President, *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as* Senior Vice President.

*Witness my hand and seal, at office in Nashville, Tennessee, this* 13 *day of* November, *1991.*

*NOTARY PUBLIC*

JILL R ZIEG NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

*My commission expires:*

My Commission Expires May 25, 1994

6 1 7 1 8

IDENTIFICATION REFERENCE

Nov 13 3 13 PM '91

PICK-UP

8990 11/13 0101 03CHECK 2412.00

*\DOC\FORMS\RE\WARRANTY.DED*

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

RECEIVED OF _____

FOR _____

BOOK 8485 PAGE 16

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 6.00
TOTAL 2412.00
CHECK 2412.00
11/13/91 01 15:18 0001 8990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.1.7.1.8

IDENTIFICATION REFERENCE

Nov 13 3 19 PM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 476100