THIS INSTRUMENT PREPARED BY: Allison G. Lucas, Attorney at Law, Seventh Floor, First American Center, Nashville, TN 37237-0721.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
L. Hoyte Eakes P. O. Box 140510 Nashville, TN 37214	New Owner	Map 95-4-4

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, we, First American National Bank, Nashville, Tennessee, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto L. Hoyte Eakes, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being a Parcel of land lying in Davidson County, Tennessee and being Lots 5, 6 and 7 of Bainbridge and Satterfield Subdivision of part of the Nichol Place as of record in book 547, page 132, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin corner common with Luther Eakes in the north right-of-way line of Lebanon Road, said pin being located westerly 132.6 feet from the center line of McGavock Pike;

Thence with the north right-of-way line of Lebanon Road, south 79 degrees 51 minutes 26 seconds west, 165.67 feet to an iron pin corner common with George Durnin;

Thence with Durnin, North 05 degrees 37 minutes 19 seconds east, 195.39 feet to an iron pin corner common with Durnin in the south line of Luther Eakes;

Thence with Eakes, south 85 degrees 04 minutes 00 seconds east, 159.45 feet to an iron pin corner common with Luther Eakes in the east line of Eakes;

Thence with Eakes, South 05 degrees 37 minutes 19 seconds west, 152.30 feet to the point of beginning.

Containing 0.64 acres, more or less.

Being the same property conveyed to First American National Bank by Successor's Trustee Deed of record in Book 8491, page 151, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2416 Lebanon Pike, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And we, do covenant with the said Grantee that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs 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 Grantee his 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 25th day of November, 1991.

FIRST AMERICAN NATIONAL BANK

By: _____
Allison G. Lucas

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

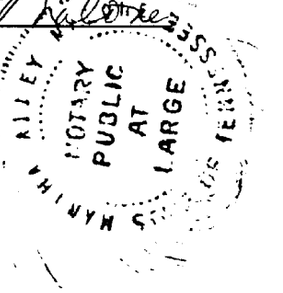
Personally appeared before me, Martha Alley Malone, a Notary Public in and for the County and State aforesaid, Allison G. Lucas with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she 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 25th day of November, 1991.

_____
Notary Public

My Commission Expires:

March 27, 1993



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 1991.

Notary Public

My Commission Expires:

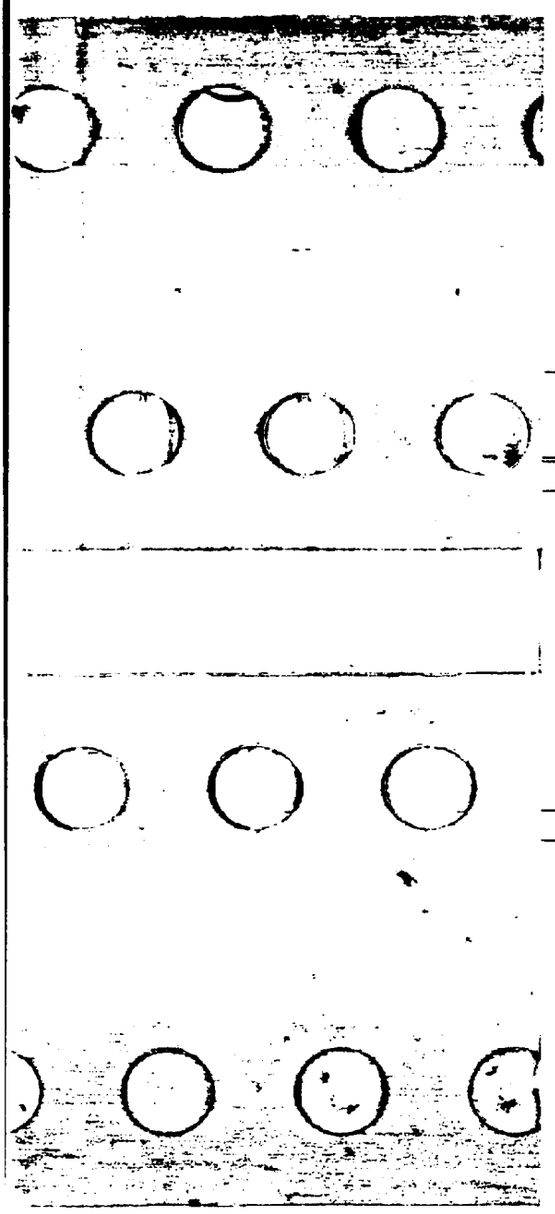
March 27, 1993

3257 11/27 0101 03CHECK 1860.00

65361

Nov 27 2 17 PM '91

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 8496 PAGE 261

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 500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 9.00
TOTAL 1860.00
CHECK 1860.00

11/27/91 01 14:19 0001 3257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5361.

IDENTIFICATION

Nov 27 2 17 PM '91

No. 480313