THIS INSTRUMENT PREPARED BY:
LAWLESS & ASSOCIATES, P.C.
Nineteenth Floor, First American Center
Nashville, TN 37238-0068
(615)248-1900

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jane C. Grams, unmarried 30 Inveraray Drive Nashville, TN 37215	First American National Bank P.O. Box 241954 Memphis 38124-1954	Map 130-12-0-A Parcel 33.00 CO

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **FIRST AMERICAN NATIONAL BANK**, ("Grantor") has bargained and sold, and hereby transfers and conveys to **JANE C. GRAMS, unmarried**, ("Grantee"), her successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her successors, heirs and assigns, forever.

This is improved property known as 30 Inveraray Drive, Nashville, TN 37215.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

3. Restrictions upon the use of the premises not appearing in the chain of title to the land.

4. Subject to all matters as shown on the Plan of Record in Plan Book 6250, Pages 128 and 129, Register's Office for said County.

5. Subject to all matters set forth in the Declaration of Restrictive Covenants, Conditions and Restrictions for Northumberland, of record in Book 6377, Page 18, and re-recorded in Book 6545, Page 799, and the amendment thereto filed for record in Book 7663, Page 468, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

6.7.5.4.7

IDENTIFICATION REFERENCE

Dec 6 11 25 AM '91

PICK-UP

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 5th day of December, 1991.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Its: Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, James E. Martin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Banking officer of First American National Bank and is authorized to execute this instrument on behalf of said corporation.

Witness my hand, at office, this 5th day of December, 1991.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00.

Jane C. Grems
AFFIANT

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

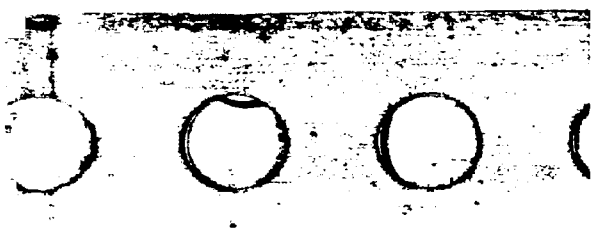
EXHIBIT A

BEING Lot Number 33 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to First American National Bank by deed from Guaranty Title Company of record in Book 8489, Page 52, Register's Office for Davidson County, Tennessee.

0189 12/06 0101 03CHECK 1601.00

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8502 PAGE 949



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 430000.00

CON TX 1591.00

PRFEE 1.00

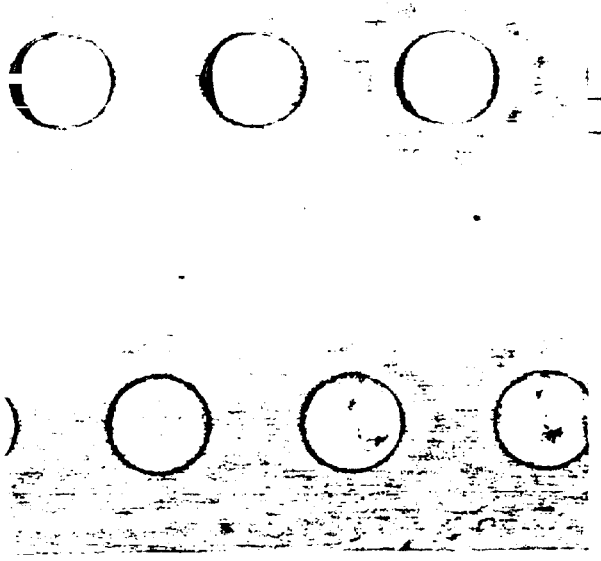
WDEED 9.00

TOTAL 1601.00

CHECK 1601.00

12/06/91 01 11:28 0001 0189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6. 7. 5. 4. 7.

IDENTIFICATION REFERENCE

DEC 6 11 25 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 482746