BOOK 8508 PAGE 498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES: March 27, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greer C. Tidwell, Jr. (NAME)	First American National Bank (NAME)	MAP 94
5585 Old Hickory Blvd. (ADDRESS)	P. O. Box 241954 (ADDRESS)	PARCELS 13 & 14
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Memphis, TN 38124-1954 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David D. Ashburn and wife, Barbara Bolin Ashburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greer C. Tidwell, Jr. and wife, Marian H. Tidwell

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN.

6.9 6.8 3

IDENTITY REFERENCE

Dec 16 10 17 AM '91

2743 12/16 0101 03CHECK 676.00

This property is conveyed subject to the Plan of record in Book 161, page 117, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been paid and assumed by the buyer.

unimproved ( )
This is improved (X) property, known as 5585 Old Hickory Blvd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, 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 warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of December 19 91

David D. Ashburn

Barbara Bolin Ashburn

BOOK 8508 PAGE 499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David D. Ashburn and wife, Barbara Bolin Ashburn

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December 19 91.

Commission expires March 27, 1993

Marshall T. Hix
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

David D. Ashburn and wife, Barbara Bolin Ashburn

TO

Greer C. Tidwell, Jr. and wife, Marian H. Tidwell

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

Exhibit "A"

TRACT I:

Land in Davidson County, Tennessee, lying in the 13th, formerly the 25th Civil District of said County on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 117, (erroneously referred to as page 177, in previous conveyances) Register's Office for said County, and being known as Tract No. 14 on the Map of Dr. E. E. Brown Farm, formerly Governor Roberts Property as shown on a copy of a survey made May 16, and 24, 1949, by Jno, D. Kerr, County Surveyor for Rutherford County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Old Hickory Boulevard, said point being the common corner of Tracts 13 and 14; thence with the line between said tracts, north 70 3/4 degrees west 188 poles to a point thence north 22 degrees east 18.2 poles to a point; thence south 70 3/4 degrees east 188 poles to a point in the westerly margin of Old Hickory Boulevard; thence with said margin southerly 18.2 poles to the point of beginning.

INCLUDED in the above description but EXPRESSLY EXCLUDED from the conveyance is the following described property.

Land in Davidson County, Tennessee, lying in the 13th, formerly the 25th Civil District of said County on the headwaters of Sulphur and Bull Run Creeks, as original plan being of record in Book 161, page 117, (erroneously referred to as page 177, in previous conveyances) Register's Office for said County, and being the north 100 feet of Tract No. 14 on the Map of Dr. E. E. Brown Farm, formerly Governor Roberts Property as shown on a copy of a survey made May 16, and 24, 1949, by Jno, D. Kerr, County Surveyor for Rutherford County, Tennessee, and described as follows:

Beginning at a point in the west margin of Old Hickory Boulevard, said point being the northeast corner of the property conveyed to Frances J. Steebe and David D. Ashburn by Deed from George D. Mills of record in Book 5131, page 394, Register's Office for said County and being the northeast corner of said Tract No. 14; thence with north line of Tract No. 14 north 70 3/4 degrees west 188 poles to a point, said point being the northwest corner of Tract No. 14; thence south 22 degrees west 100 feet to a point; thence with a new line serving said Tract No. 14 south 70 3/4 degrees east 188 poles to a point in the west margin of Old Hickory Boulevard; thence with said west margin of Old Hickory Boulevard in a northerly direction 100 feet to the point of beginning.

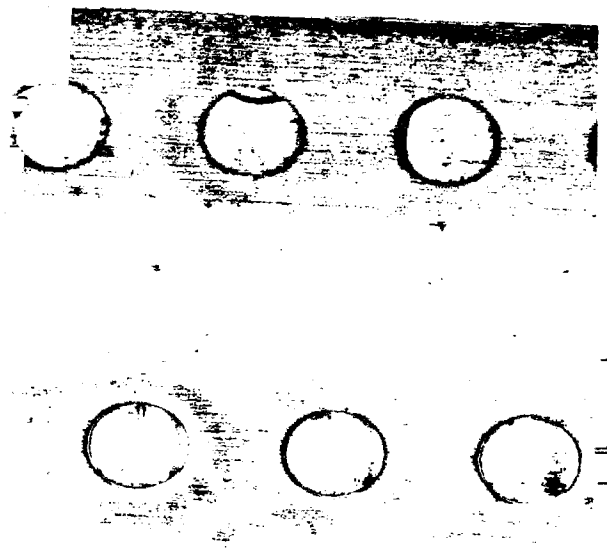
Being the same property conveyed to David D. Ashburn by Quitclaim Deed from Frances J. Steebe, now Frances J. Steebe Dyer, et vir Hubert A. Dyer and David D. Ashburn of record in Book 6970, page 560, Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in the 13th District, Davidson County, Tennessee, being part of the Dr. E. E. Brown Farm of record in Book 161, page 117, Register's Office for said County and being shown as Tract No. 13 on a May 16, and 24, 1949, survey by Jno. D. Kerr, Surveyor, and more fully described as follows:

BEGINNING at a point on or in the westerly margin of Old Hickory Boulevard at the southeasterly corner of the Frances J. Steebe property (Tract No. 14, Book 5131, page 394, said Register's Office); thence, with Steebe's southerly property line N 70 degrees 45 minutes W 3102.0 feet to a point in the easterly line of the Arlene Felts, Trustee property (Book 4987, page 391, said Register's Office); thence, with Felts' easterly property line, S 22 degrees 00 minutes W 300.30 feet to the northwesterly corner of Tract No. 12; thence, with the northerly line of said Tract, S 70 degrees 45 minutes E 3102.0 feet to a point on or in the westerly margin of Old Hickory Boulevard; thence, with said margin N 22 degrees 00 minutes E 300.30 feet to the point of beginning.

Being the same property conveyed to David Ashburn and Barbara Bolin (Now Barbara Bolin Ashburn) by deed from George D. Mills of record in Book 5457, page 803, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

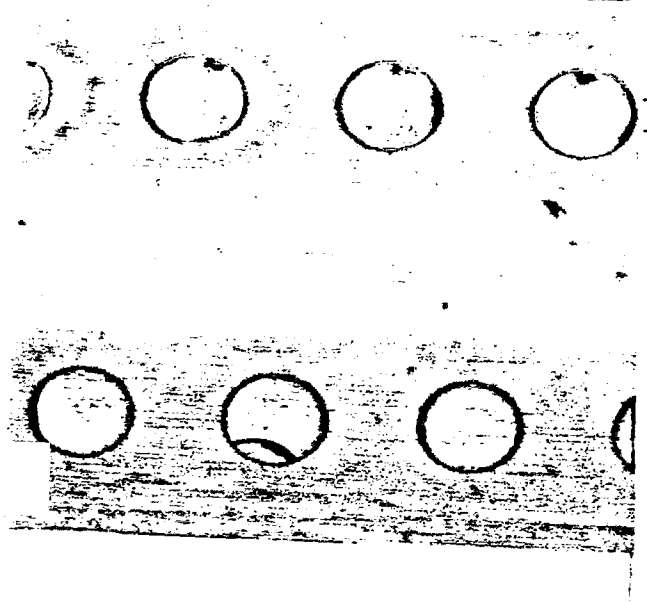
BOOK 8508 PAGE 501

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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 9.00
TOTAL 676.00
CHECK 676.00

12/16/91 01 10:21 0001 2743
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6.9 6.8 3

IDENTIFICATION REFERENCE

DEC 16 10 17 AM '91

FELIX Z. WILSON, II
REGISTER

No. 485263