60

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 $20,950.00

James E. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 1991.

Carla K. Jarrell
Notary Public

My Commission Expires:
1-11-92

7.0864

Tennessee Transfer Tax
Dec 20 8 57 AM '91

MAIL ENV.

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ADDRESS NEW OWNER AS FOLLOWS:
Donald Ray Talley, et ux.
Patricia Elise Talley
1108 B Chapel Avenue
Nashville, TN 37206

SEND TAX BILL:
New Owner

MAP-PARCEL
Map 83-2
Parcel 71

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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 **DONALD RAY TALLEY and wife, PATRICIA ELISE TALLEY**, 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 Lot No. 13 on the Map of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for said County.

SAID Lot No. 13 fronts 50 feet on the westerly margin of Chapel Avenue, formerly Hunter Lane and extends back between parallel lines 175 feet, with the northerly margin of Roberts Avenue to an alley in the rear.

BEING the same property conveyed to First American National Bank by Trustee's Deed of record in Book 8462, page 323, said Register's Office.

This conveyance is made subject to the following: 1991 Property Taxes, a lien which is due and payable; plan of record as set out in Book 332, page 18; and any and all liens, whether or not of record.

This is improved property known as 1108 B Chapel Avenue, Nashville, TN 37206.

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 19th day of December, 1991.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin

Its: Banking officer

4185 12/20 0101 03CHECK 84.33

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carla K. Jarrell, a Notary Public in and for the County and State aforesaid, James E. Martin 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 Banking Officer 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 19th day of December, 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 8512 PAGE 41

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

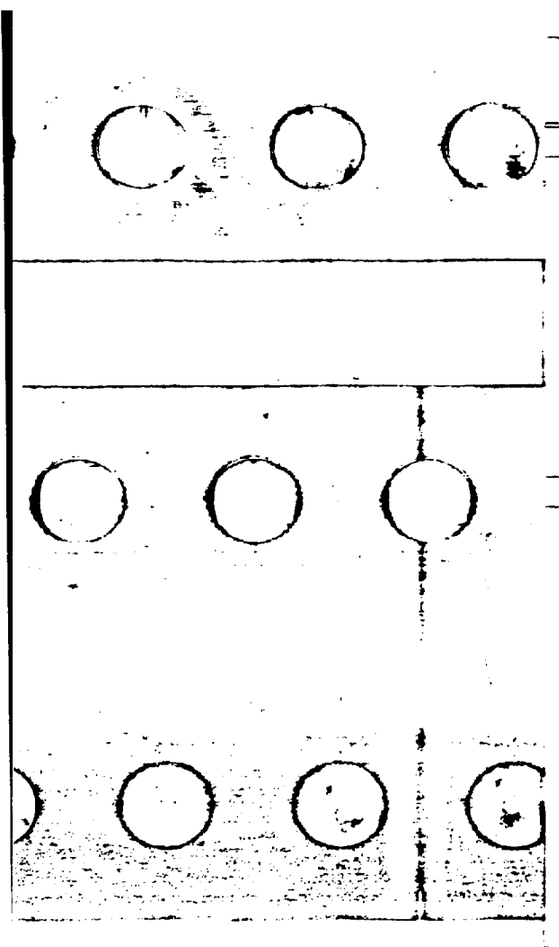
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20950.00
CON TX 77.33
PRFEE 1.00
WDEED 6.00
TOTAL 84.33
CHECK 84.33

12/20/91 01 08:59 0001 4185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:0864 INSTRUMENT REFERENCE DEC 20 8 57 AM '91



No. 486676