BOX 32

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 $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF February, 1992

Notary Public

My Commission Expires:

3-13-94

83250

IDENTIFICATION REFERENCE

FEB 11 9 26 AM '92

DAVIDSON COUNTY, TN

ADDRESS NEW OWNER AS FOLLOWS:
Brian C. Simmons
and David L. Schenkel
1121 Tara Ann Court
Nashville, TN 37217

SEND TAX BILL:
New Owner
1121 Tara Ann Court
Nashville, TN 37217

MAP-PARCEL
Map 120-13
Parcel 74

0143 02/11 0101 03CHECK 102.50

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 GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN C. SIMMONS AND DAVID L. SCHENKEL, as joint tenants in common**, HEREINAFTER CALLED THE GRANTEES, HIS 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. 17A on the Plan of Seven Oaks Estates, Section Three, as of record in Book 5200, page 760, and Book 6250, page 599, Register's Office for said County, reference to which Plan is here made for a more complete and accurate description of said lot.

BEING the same property conveyed to First American National Bank by Successor Trustee's Deed of record in Book 8500, Page 10, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to the following: 1989 Taxes are a lien, which is past due and delinquent, and are being paid as of date of deed; 1990 Taxes are a lien, which is past due and delinquent, and are being paid as of date of deed; 1991 Taxes, a lien, which is due and payable; Easement for sanitary sewers and/or storm drainage of record in Book 5261, page 798; any unpaid assessments and/or special assessments of Seven Oaks Owners Association; easements for utility services and party walls for use in common with owners of attached and appurtenant improvements; restrictive covenants of record in Book 6439, page 266; any and all matters as set out in plan of record in Book 5200, page 760 and amended in Book 6250, page 599; and any and all liens whether or not of record, said Register's Office.

This is improved property known as 1121 Tara Ann Court, Nashville, TN 37217.

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 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 7th day of February, 1992.

FIRST AMERICAN NATIONAL BANK
NASHVILLE, TENNESSEE

By: James E. Martin

Its: Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, 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 Assistant 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 7th day of February, 1992.

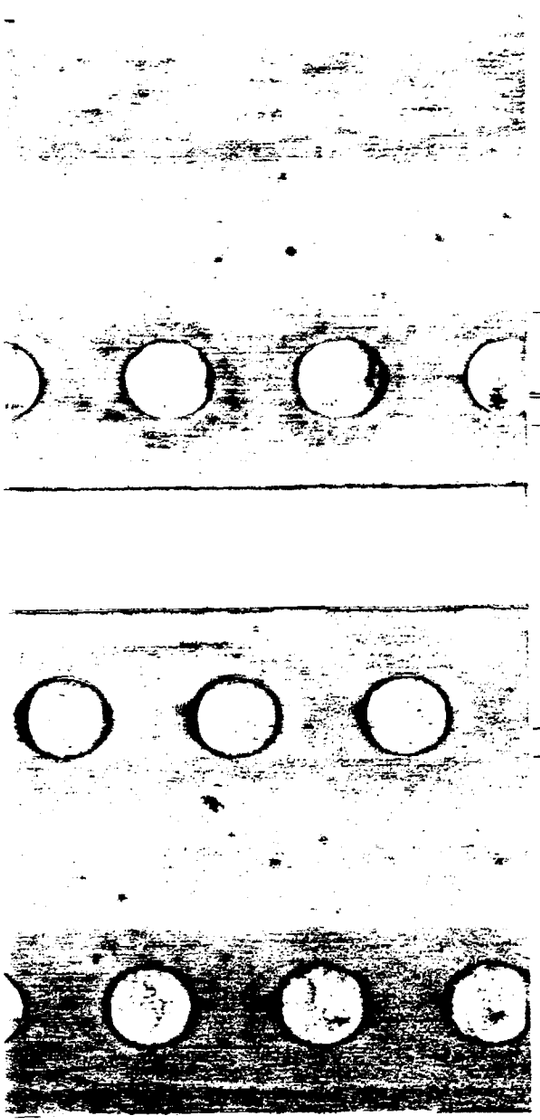
Notary Public

My Commission Expires:

3-13-94

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



RECEIVED OF _____

FOR _____

BOOK 8547 PAGE 627

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL 102.50
CHECK 102.50

02/11/92 01 09:26 0001 0143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.3.2.5.0

IDENTIFI REFERENCE

FEB 11 9 26 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 500729