This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Mary Ann Tackett
3929 Dotson Chapel Road
Hermitage, TN 37076

Same

Davidson Map
087-00-0
Parcel 175.00
P/O Wilson Map 75
Parcel 10

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $47,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 1992.

Notary Public

My Commission Expires: 5-23-94

FOR AND IN CONSIDERATION of the sum of $47,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Mary Ann Tackett (hereinafter "Grantee"), her successors, heirs and assigns, certain real estate described as follows:

A certain tract or parcel of land in the Fourth Civil District of Davidson County (and in the 25th District of Wilson County), State of Tennessee and described as follows, to wit:

Being Lot Nos. 2 and 3 on the unrecorded plan of the division of the Charles Rowlett and wife property, a plat by John D. McCormick, dated November 5, 1989, and more particularly described as follows:

Said Lot No. 2 begins at an iron pin in the westerly margin of Melvin Road, said point being the northeast corner of this tract; and also being the southeast corner of Lot No. 1 as conveyed in Deed Book 8035, page 22, Register's office for Davidson County, Tennessee and of record in Deed Book 417, page 965, Register's office for Wilson County, Tennessee; thence with the westerly margin of Melvin Road south 4° 6' 16" W 277.50 feet to an iron pin, said point also being the southeast corner of this tract and also the northeast corner of Lot No. 3; thence leaving the westerly margin of Melvin Road and running

with the northerly boundary of Lot No. 3 N 84° 38′ 23" W 805.14 feet to an iron pin, said point being the southwest corner of this tract and the northwest corner of Lot No. 3; thence N 6° 34′ 44" E 278.30 feet to an iron pin, said point being the northwest corner of this tract; thence S 84° 34′ 55" E 793.14 feet to the point of the beginning and containing 5.10 acres, more or less.

Said Lot No. 3 begins at an iron pin in the westerly margin of Melvin Road, said point being the northeast corner of this tract and the southeast corner of Lot No. 2; thence with the westerly margin of Melvin Road S 4° 6′ 16" W 277.39 feet to an iron pin, said point being the southeast corner of this tract and the northeast corner of Lot No. 4; thence leaving the westerly margin of Melvin Road and running with the northern boundary of Lot No. 4 N 84° 36′ 22" W 817.14 feet to an iron pin, said point being the southwest corner of this tract and also being the northwest corner of Lot No. 4; thence N 6° 34′ 44" E 276.91 feet to an iron pin, said point being the northwest corner of this tract; thence south 84° 38′ 23" E 805.14 feet to the point of beginning and containing approximately 5.16 acres, more or less.

Being a portion of the same property conveyed to First American National Bank by Successor Trustee's Deed of record in Book 8557, Page 916, Register's office for Davidson County, Tennessee and Deed Book 426, Page 311, Register's office for Wilson County, Tennessee.

This is unimproved property which is formerly part of the property with a mailing and street address of 4329 Central Pike, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, her successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metropolitan Davidson and Wilson County Ad Valorem taxes for the property which remain unpaid at the time of this conveyance.

2. All matters which would be disclosed by a survey of the property.

3. All easements, restrictions, set back requirements or other conditions of record in the Davidson or Wilson County Register of Deeds offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, her successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 31st day of March, 1992.

FIRST AMERICAN NATIONAL BANK

By: H. Dale Maxfield

Title: AVP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, DAVID M. Smythe, a Notary Public for the State of County aforesaid, personally appeared H. Dale Maxfield with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an AVP of First American National Bank, the within named bargainor, a corporation, and that he as such Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Such Officer.

Witness my hand and official seal at office this 31st day of March, 1992.

DAVID M. SMYTHE NOTARY PUBLIC AT LARGE STATE OF TENN.

David M Smythe
Notary Public-at-Large

My Commission Expires: 5-23-94

3170U.

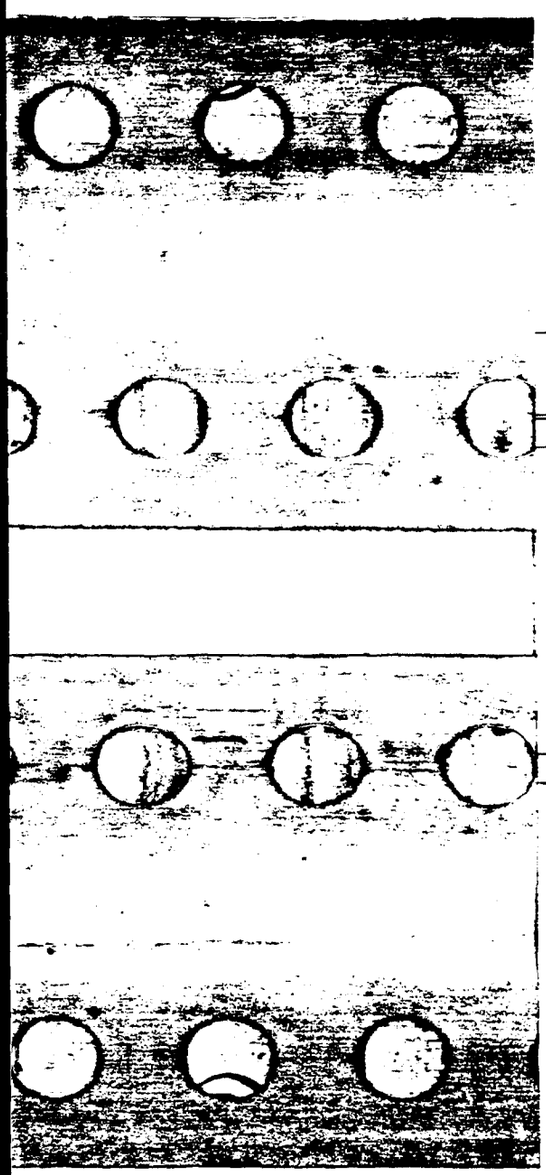
TENATIVE REFERENCE

FEB 1 1 03 PM '92

DAVIDSON COUNTY, TN

PICK-UP

6010 04/01 0101 03CHECK 183.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8590 PAGE 137

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	47000.00
			CON TX	173.90
			PRFEE	1.00
			MTGFEE	9.00
			TOTAL	183.90
			CHECK	183.90
04/01/92	01		13:03 0001	6010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97700

IDENTIFI REFERENCE

APR 1 1 03 PM '92

DAVIDSON COUNTY, TN

No. 516914