THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Geoffrey H. Smallwood and wife, Sally R. Smallwood 803 Foster Hill Nashville, TN 37215	Same	117-13-B-51CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, a national banking association ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto GEOFFREY H. SMALLWOOD and wife, SALLY R. SMALLWOOD ("Grantees"), certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 803, on the plan of Phase One, Abbottsford, as shown on plat of record in Plat Book 6250, pages 419 thru 421, as corrected in Book 6800, page 164, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Grantor by deed of record in Book 8606, page 606, Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said deed.

This is improved property located at 803 Foster Hill, Abbottsford, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 23rd day of June, 1992.

FIRST AMERICAN NATIONAL BANK

By: James E. Martin
Title: Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, James E. Martin, with whom I am personally acquainted, 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 FIRST AMERICAN NATIONAL BANK, a national banking association, and is authorized by the association to execute this instrument on behalf of the association.

WITNESS my hand, at office, this 23rd day of June, 1992.

Michael S Peek
Notary Public

My Commission Expires:
September 24, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $325,000.00.

Sally R Smallwood
Affiant

Subscribed and sworn to before me, this 23rd day of June, 1992.

Michael S Peek
Notary Public

My Commission Expires:
September 24, 1994

EXHIBIT A

1. 1992 property taxes, a lien, which are not yet due and payable.

2. Charter of Abbottsford Homeowner's Association, Inc. of record in Book 6548, page 213.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6537, page 303, Book 6478, page 177, Book 6530, page 242, Book 8106, page 1, and Book 8627, page 254, and in any allied instrument(s) referred to in said restrictions.

4. Restrictions shown on Plat recorded in Book 6250, page 419 thru 421, as amended by Book 6638, page 376 and Book 6771, page 683 and corrected by Book 6800, page 164.

5. Easement(s) and Building setback(s) as shown on Plat recorded in Book 6250, page 419 thru 421, as amended by Book 6638, page 376 and Book 6771, page 683 and corrected by Book 6800, page 164.

6. Storm Water Detention Agreement of record in Book 6555, page 328.

2 I 6 8 8

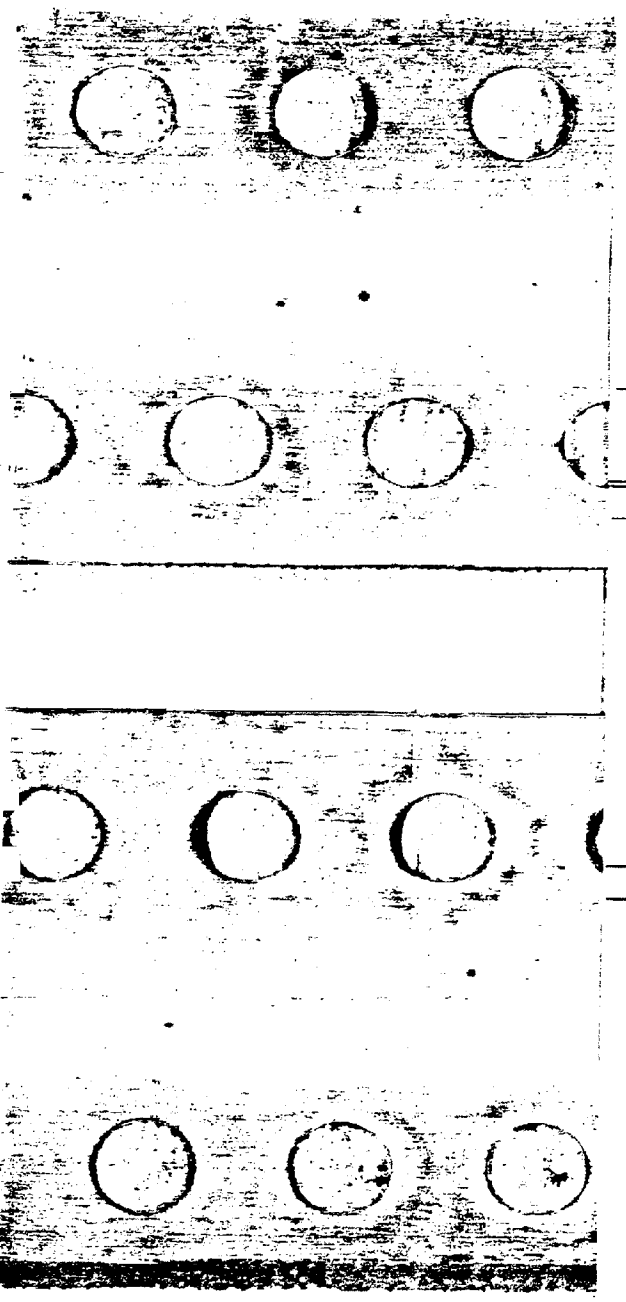
IDENTIF. TREFERENCE

JUN 23 10 23 AM '92

FELIX A. BELL, JR., REGISTER
DAVIDSON COUNTY TN.

141516

3E4 06/23 0101 03CHECK 1212.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8658 PAGE 148

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
325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 9.00
TOTAL 1212.50
CHECK 1212.50

06/23/92 01 10:23 0001 3914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2168 IDENTIF. REFERENCE

JUN 23 10 23 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 543633