BOOK 8770 PAGE 557

FILE Box 9

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

TENNESSEE WARRANTY DEED

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

James W. Bilyeu
506 Armistead Place
Nashville, Tennessee 37215

Same

Map 117-13-B
Parcel No.48
FB# 7DA91400

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $52,000.00.

Carol L. Baker
Affiant

Subscribed and sworn to before me, this 16th day of October, 1992.

Cathy Lineburgh
Notary Public

My Commission Expires: 7/23/94

CATHY LINEBURGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of $52,000.00 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 James W. Bilyeu (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate described as follows:

> Land in Davidson County, Tennessee being Lot No. 806 on the Plan of Phase One of Abbottsford as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 8706, page 258, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 806 Foster Hill, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said premises to the said Grantee, his heirs and assigns forever.

And said Grantor, for itself and its representatives, successors, administrators and assigns does hereby covenant with said Grantee, his heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will

forever warrant and defend the title thereto against the lawful claims of any persons whomsoever; and that said premises are free from all encumbrances except all ad valorem property taxes owed for the property which are being assumed by Grantee as well as all easements, restrictions, setback requirements or other conditions of record in said Register's office.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean anyone or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 20th day of October, 1992.

FIRST AMERICAN NATIONAL BANK

By: Samuel M. Ballestros

Title: VP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public for the State of County aforesaid, personally appeared Samuel M. Ballestros with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a vice-president of First American National Bank, the within named bargainor, a corporation, and that he as such offici 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 offici.

Witness my hand and official seal at office this 20th day of October, 1992.

David M Smythe
Notary Public

DAVID M. SMYTHE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-23-94

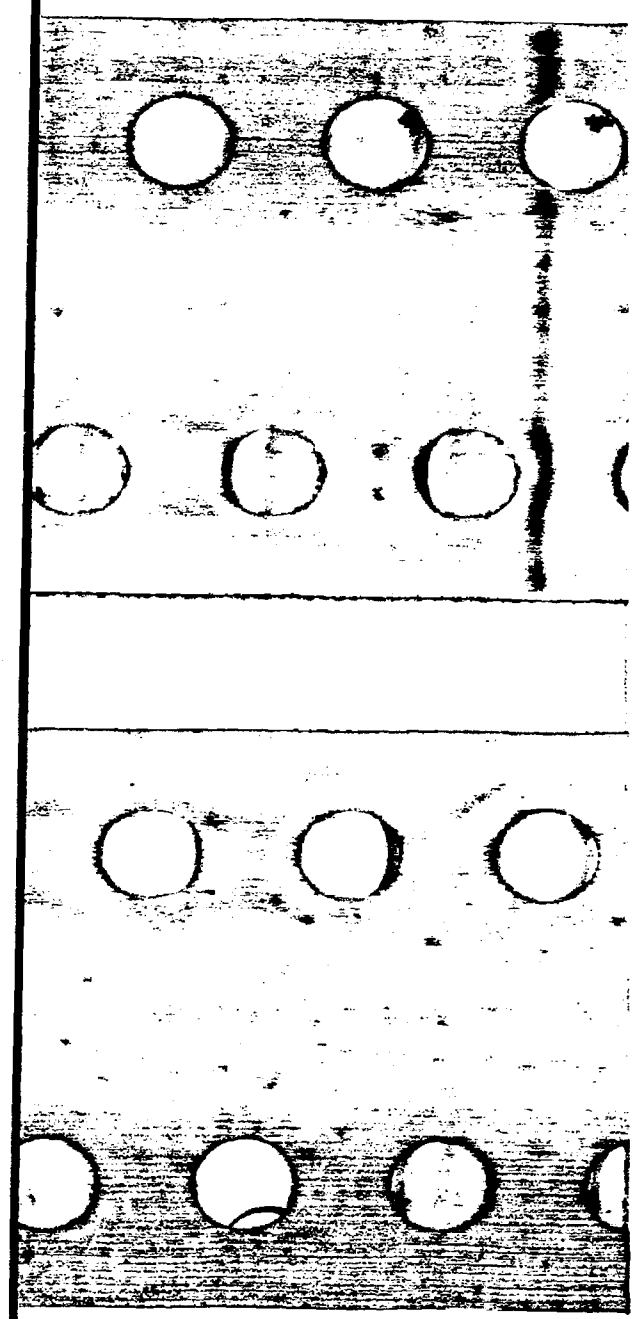
59246

IDENTIFIT REFERENCE

OCT 30 8 55 AM '92

DAVIDSON COUNTY, TN

201.40 0.00 0.00 CHECK 8292



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 52000.00
				CON TX 192.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 201.40
				CHECK 201.40

10/30/92 01 08:53 0001 5628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 2 4 8

IDENTIFICATION REFERENCE

OCT 30 8 55 AM '92

DAVIDSON COUNTY

No. 585051.