THIS INSTRUMENT PREPARED BY:
LAWLESS & ASSOCIATES, P.C.
Nineteenth Floor, First American Center
Nashville, TN 37238-0068
(615)248-1900

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Harold D. Baker 80 Visco Court Nashville, TN 37210	New Owner	094-09-0/084.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, First American National Bank ("Grantor") has bargained and sold, and hereby transfers and conveys to Harold D. Baker ("Grantee"), his successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his successors, heirs and assigns, forever.

This is improved property known as 80 Visco Court, Nashville, TN 37210.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Restrictions upon the use of the premises not appearing in the chain of title to the land.

6. Restrictive Covenants referred to in the Plan of record in Book 3308, Page 627, and amended in Book 4668, Page 175, Register's Office for said county.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 23rd day of December, 1992.

FIRST AMERICAN NATIONAL BANK

By: Samuel M. Ballesteros VP
Samuel M. Ballesteros, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, Samuel M. Ballesteros, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of First American National Bank and is authorized to execute this instrument on behalf of said corporation.

Witness my hand, at office, this 23rd day of December, 1992.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00.

AFFIANT

Sworn and subscribed before me this
23rd day of December, 1992

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being Lot #1 on the Plan of Visco Industrial Subdivision, Resubdivision of Lots Nos. 6 & 7, as of record in Book 3842, Page 123, Register's Office of Davidson County, Tennessee, and more fully described n the Deed of Record in Book 4130, Page 158, said Register's Office.

Being the same property conveyed to First American National Bank by Substitute Trustee's Deed, Thomas E. Ray, Substitute Trustee, as of record in Book 8659, Page 130, and re-recorded in Book 8823, page 264 Register's Office for Davidson County, Tennessee.

7. 6. 7. 9. 2.

IDENTIFICATION

DEC 23 3 45 PM '92

CLIX G. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

5158 12/23 0101 03CHECK 494.00



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

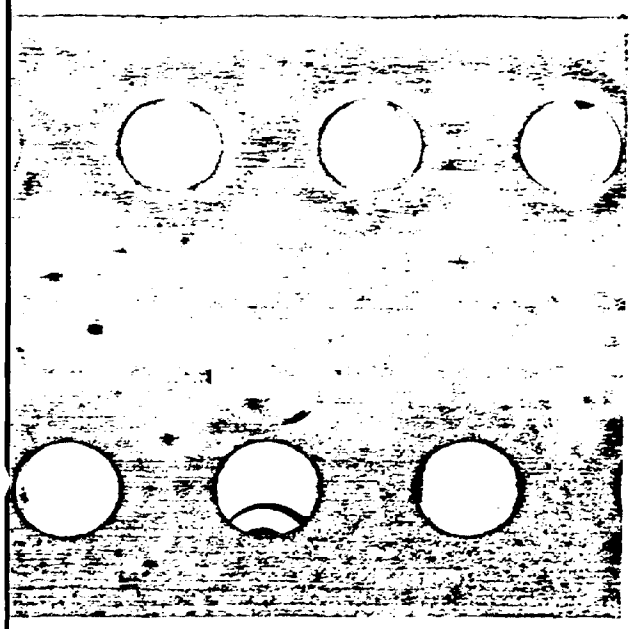
RECEIVED OF _____

FOR _____

BOOK 8823 PAGE 270

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	
				130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	494.00
			CHECK	494.00
12/23/92	01		15:43 0001	5158



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.7.9.2.

IDENTIFICATION REFERENCE

DEC 23 3 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 604299