ADDRESS OF NEW OWNER
Excel Real Estate and
Development Co.
102 & 9 Enchanted Hills Estate
Nashville, Tennessee 37218

SEND TAX BILLS TO
Same

MAP-PARCEL NOS.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ***FIRST AMERICAN NATIONAL BANK*** *(the "Grantor"), has bargained and sold, and by these presents transfers and conveys to* ***EXCEL REAL ESTATE AND DEVELOPMENT CO.*** *(the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:*

Tract 1: Land in Davidson County, Tennessee, being Lot No. 102 on the Amended Final Plat of Enchanted Hills, Section 5, Phase I, of record in Book 6900, page 870, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to First American National Bank by deed from Stephen K. Easton of record in Book 8523, page 795, Register's Office for Davidson County, Tennessee, as corrected in Book 8868, page 338, in said Register's Office.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 9 on the Amended Final Plat of Enchanted Hills, Section 5, Phase I, of record in Book 6900, page 870, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to First American National Bank by deed from Stephen K. Easton of record in Book 8523, page 792, Register's Office for Davidson County, Tennessee, as corrected in Book 8868, page 340, in said Register's Office.

This is improved property, known as 102 & 9 Enchanted Hills Estate, Nashville, Tennessee 37218.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to specially warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns only to the extent and from the date the Grantor acquired the subject property. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00 .

Dwayne T. Bell
Affiant

Subscribed and sworn to before me this 27th *day of* January, *1993.*

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 9/10/95

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 29TH *day of* January, *1993.*

FIRST AMERICAN BANK NATIONAL BANK

By: McCoy C Mackey

Title: S.V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa Glass, *Notary Public,* McCoy C Mackey, *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* Senior Vice President *of* ***FIRST AMERICAN NATIONAL BANK****, and is authorized to execute this instrument on behalf of said association.*

Witness my hand at office, this 28th *day of* January, *1993.*

Lisa Glass
Notary Public

LISA GLASS NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/26/94

THIS INSTRUMENT PREPARED BY:

THE LAW OFFICE OF RICHARD MANSON
1314 Fifth Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726
(615 254-1600

re\1stexcel.swd

93522

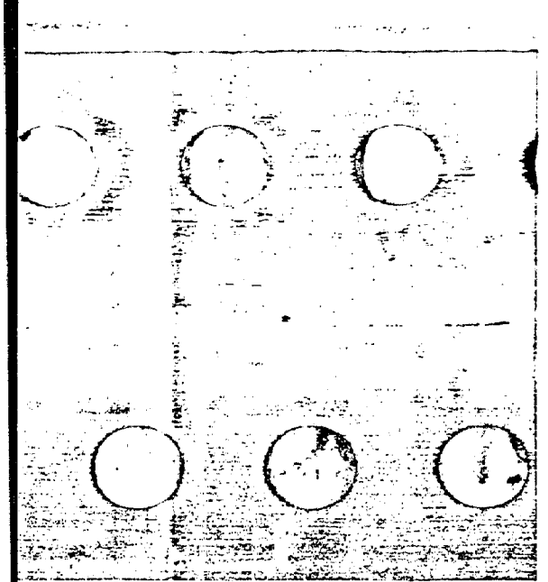
IDENTIFICATION REFERENCE

FEB 18 2 31 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

4942 02/18 0101 03CHECK 64.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8865 PAGE 344

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
TOTAL	64.50
CHECK	64.50

02/18/93 01 14:33 0001 4942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93522

IDENTIFI REFERENCE

FEB 18 2 34 PM '93

DAVIDSON COUNTY, TN

No. 622575