Box 12

FROM: JULIET LYTLE RAGLAND AND ELIZABETH RAGLAND CHALFANT

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

TO: J. CRAIG OXFORD, TRUSTEE OF THE J. C. OXFORD REVOCABLE TRUST UNDER THE AGREEMENT DATED SEPTEMBER 10, 1992

BOOK 8997 PAGE 436

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
J. Craig Oxford, Trustee	SAME	Map 130-13
1211 Belle Meade Boulevard		
Nashville, Tn. 37205		Parcel 20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

J Craig Oxford
Affiant

Subscribed and sworn to before me, this the 29th day of June, 1993.

Carol R. Lewis
Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Juliet Lytle Ragland and Elizabeth Ragland Chalfant, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto J. Craig Oxford, Trustee of the J. C. Oxford Revocable Trust under the Agreement dated September 10, 1992, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1211 Belle Meade Boulevard, Nashville, Tennessee 37205.

The property conveyed in this instrument is not the usual place of residence of the Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

First American Trust Company, N.A. joins in the execution of this instrument as Executor and Trustee under the Will of Elizabeth Lytle Ragland for the sole purpose of quitclaiming and conveying any interests it may have in the property.

WITNESS our hands this 29th day of June, 1993.

Juliet Lytle Ragland By First American Trust Company, N.A. as Attorney in Fact

Juliet Lytle Ragland by First American Trust Company, N.A. as Attorney-in-Fact

BY: Keith D. Perry Sr. Vice Pres.
Edith D. Perry, Sr. Vice President

Elizabeth Ragland Chalfant
Elizabeth Ragland Chalfant

First American Trust Company, N.A. as Executor and Trustee under the Will of Elizabeth Lytle Ragland

BY: Keith D. Perry
Edith D. Perry, Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Ragland Chalfant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of June, 1993.

Carol R. Rawlins
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edith D. Perry, with whom I am personally acquainted, and who upon oath acknowledged herself to be Sr. Vice President of First American Trust Company, N.A., acting in behalf of Juliet Lytle Ragland, and that she as such Sr. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of First American Trust Company, N.A. in behalf of Juliet Lytle Ragland.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1993.

Carol R. Rainey
NOTARY PUBLIC

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edith D. Perry, with whom I am personally acquainted, and who upon oath acknowledged herself to be Sr. Vice President of First American Trust Company, N.A. as Executor and Trustee under the Will of Elizabeth Lytle Ragland, the within named bargainor, an association, and that she as such Sr. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by herself as such Sr. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 1993.

Carol R. Rainey
NOTARY PUBLIC

My Commission Expires: 1/25/97

IDENTIF. & REFERENCE

93 JUN 29 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

Being part of Block "G" on the Map of Belle Meade Subdivision, No. 2, as of record in Book 421, page 51, Register's Office for Davidson County, Tennessee, also shown as part of an unnumbered tract in the southeasterly corner of the plan of Highlands of Belle Meade, as of record in Book 547, page 180, said Register's Office, described according to a survey made by John M. Sullivan, County Surveyor, April 3, 1954, as follows:

Beginning on the westerly margin of Belle Meade Boulevard at the southeast corner of the property conveyed to Sam F. Coleman and wife, by deed from Mary H. Kirkland, of record in Book 1284, page 605, said Register's Office; thence with the southerly line of said Coleman property north 56° 30' west 300 feet to the easterly line of the property conveyed to Kathryn Babb by deed from Mary H. Kirkland, of record in Book 1344, page 275, said Register's Office; thence with the easterly line of said Babb property south 33° 30' west 107 feet to the center of Page Road; thence with the center of said Road south 14° 44' east 54.5 feet and south 6° 16' east 86.2 feet to the northwest corner of a part of Block "G" conveyed to the City of Nashville from Mary H. Kirkland, of record in Book 1280, page 581, said Register's Office; thence with the northerly line of said City of Nashville property south 56° 30' east 204.2 feet to the westerly margin of Belle Meade Boulevard; thence with said Boulevard north 33° 30' east 209.8 feet to the beginning.

Being the same property conveyed to Hardin H. Ragland and wife, Elizabeth Lytle Ragland by deed from Omer Jordan and wife, Hilda Jordan, of record in Book 2802, page 557, said Register's Office. The said Hardin H. Ragland and Elizabeth Lytle Ragland having since died, with the said Hardin H. Ragland having pre-deceased Elizabeth Lytle Ragland. The said Juliet Lytle Ragland and Elizabeth Ragland Chalfant being the devisees under the Will of Elizabeth Lytle Ragland.

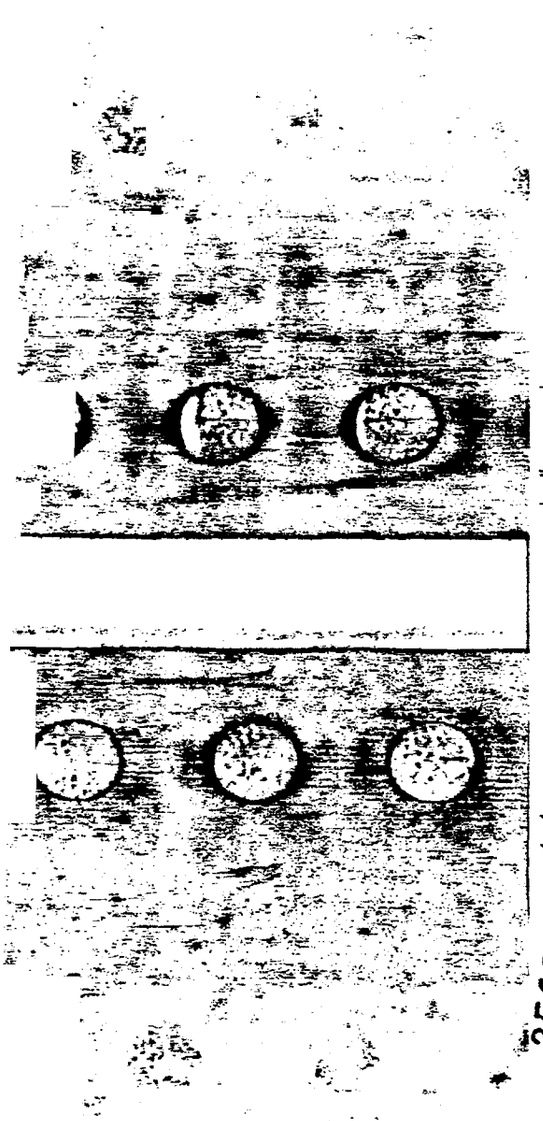
This conveyance is made subject to the following exceptions:

1. 1993 Metropolitan Government and Belle Meade City taxes.

2. Water rights as set forth in the deed of record in Book 749, page 645, said Register's Office.

3. Title to that portion of the premises embraced within the bounds of Page Road.

3404 06/29 0101 03CHECK 2107.50



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

RECEIVED OF _____

FOR _____

BOOK 8997 PAGE 440

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	
				565000.00
			CON TX	2090.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2107.50
			CHECK	2107.50
06/29/93	01		14:19 0001	3404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35681
IDENTIF. ↑ REFERENCE

93 JUN 29 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668597