BOOK 9384 PAGE 803

SPECIAL WARRANTY DEED

This instrument prepared by:
Katherine E. Woods
Jack, Frank & Lyon, P.A.
11 Music Circle South
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 20th day of June, 1994.

Notary Public

My Commission Expires: My Commission Expires 5-25-96

94 JUN 21 PM 3:20
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

63347
IDENTIF. # REFERENCE

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
First American Trust Company 400 First American Center Nashville, TN 37237	Same	118-2-191,192

8570 06/21 0101 03CHECK 8.00

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American Trust Company, Administrator, cta, dbn of the Estate of Mildred Acuff, deceased, hereinafter called Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto First American Trust Company, Trustee of The Mildred Acuff Residuary Trust created under the Last Will and Testament of Mildred Acuff, deceased, for the benefit of Roy Neill Acuff, hereinafter called the Grantee, its successors and assigns, a one-third (1/3) undivided interest in and to certain parcels of land in Davidson County, Tennessee, described as follows:

Tract I: Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said county.

Said Lots Nos. 15 and 16 front together 100 feet on the easterly side of Franklin Turnpike or 8th Avenue South, extended, and runs back between parallel lines, 170 feet, more or less, to an alley.

Being a portion of the same property conveyed to Roy C. Acuff, Executor of the Estate of Mildred Acuff, deceased and Wesley H. Rose by deed from Acuff-Rose Publications, Inc. a Tennessee corporation, of record in Book 6636, Page 4, Register's Office for Davidson County, Tennessee.

Tract III: Land in Davidson County, Tennessee, being Lots Nos. 17, 18 and 19 in Geo. I. Waddey's Subdivision of Westwood, a plan of which is recorded in Book 332, page 99, of the Register's Office for said County.

Said Lots Nos. 17, 18 and 19 front 50 feet each on the easterly side of Franklin Pike, or Eighth Avenue South, extended, and run back between parallel lines 170 feet to an alley.

Being a portion of the same property conveyed to Roy C. Acuff, Executor of the Estate of Mildred Acuff, deceased, and Wesley H. Rose by deed from Acuff-Rose Publications, Inc. a Tennessee corporation of record in Book 6636, Page 4, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Lease and Purchase Option Agreement dated January 27, 1993, by and between Joseph F. Boylan and the Estates of Wesley H. Rose, deceased and of Mildred Acuff, deceased.

This improved property known as 2510 Franklin Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

First American Trust Company executes this instrument solely in its fiduciary capacity and not individually, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not otherwise.

WITNESS my hand this 20th day of June, 1994, as a duly authorized officer of the Grantor.

First American Trust Company,
Administrator cta, dbn of the
Estate of Mildred Acuff, deceased,
in its fiduciary capacity and not
individually

By: _____
Douglas Kirby
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Douglas Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of First American Trust Company, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, in Nashville, Tennessee, this 20th day of June, 1994.

Carolyn P. Morgan
Notary Public

My Commission Expires:
My Commission Expires 5-25-96