SPECIAL

WARRANTY DEED

File Box 38
First Title & Escrow Co., Inc.

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9455 PAGE 576

File No. 12703

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRIAN SETZER (NAME)	FIRST TENNESSEE BANK (NAME)	131-1-H
300 Windemere Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 351 (STREET ADDRESS)	16
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	7DA92609

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HALLIE TAYLOR WARNER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN SETZER AND MICHAEL S. DIXON, both unmarried, as Joint Tenants with the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of (Revised) Phase I and II Windemere, as of record in Plat Book 6900, page 616, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hallie Taylor Warner by deed from Hobbs Corporation of record in Book 7427, page 721, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6958, page 576, amended in Book 7173, page 35 and in Book 7495, page 647; (3) Amendment to Charter of record in Book 8062, page 592; (4) Easements of record in Book 3913, page 129; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 616, said Register's Office.

87637

IDENTIF. & REFERENCE

94 SEP -2 PM 1:25

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

* claiming by, through or under it, but no further otherwise.

unimproved ( )
This is improved (XX property, known as 300 Windemere Woods Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of September, 19 94

Hallie Taylor Warner

By: Douglas Kirby, V.P.

HALLIE TAYLOR WARNER
BY: First American Trust Company, her Attorney-In-Fact
BY: Douglas Kirby

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS KIRBY

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of First American Trust Company, Attorney-In-Fact for the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 1st day of September, 19 94

My commission expires 6/10/97 Notary Public Beth M. Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,500.00

Beth M. Brock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 19 94

MY COMMISSION EXPIRES: 10/2/96
(AFFIX SEAL)

Notary Public

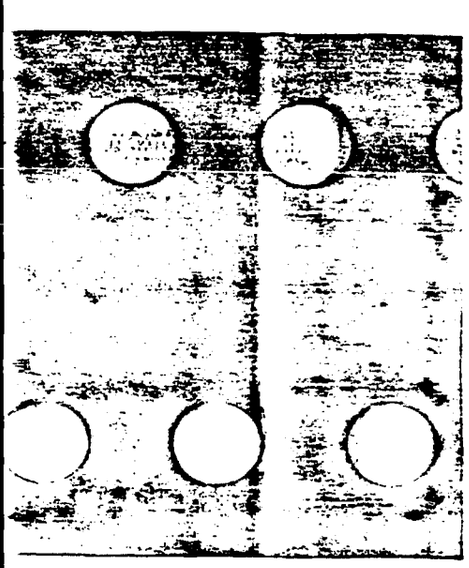
WARRANTY DEED

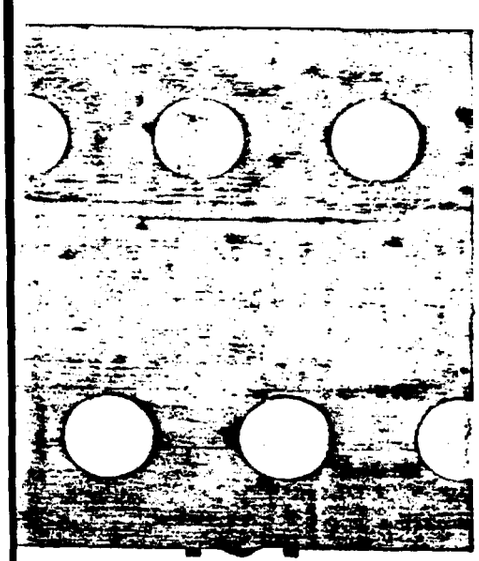
FROM HALLIE TAYLOR WARNER

TO BRIAN SETZER AND MICHAEL S. DIXON

4911 09/02 0101 CKCHECK 821.15

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9455 PAGE 578

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 219500.00
CON TX 812.15
PRFEE 1.00
WDEED 8.00
TOTAL 821.15
CHECK 821.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/52/94 01 13-23 0001 4911

87637
IDENTIF. ↑ REFERENCE

SEP -2 PM 1:25
REGISTER
DAVIDSON COUNTY, TN.

No. 831284