This Instrument Prepared By:
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9493 PG 152

ADDRESS NEW OWNER:
BEN CLOSE and JIM SISCO
211 E. Main Street, Suite 131
Lebanon, TN 37087

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 034.03
PARCEL 023.00
FB# 10D-39880

SPECIAL LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, FIRST BANK & TRUST, a Tennessee Banking Corporation, hereinafter called the GRANTOR, has this date bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto BEN CLOSE and JIM SISCO, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being at a point on the westerly margin of Twin Hills Drive, said point being located 683.00 feet southeast of the intersection of the westerly margin of Twin Hills Drive and the easterly margin of Gallatin Road, thence South 49° 23' 54" East 300 feet to point in the westerly margin of Twin Hills Drive; thence South 49° 47' 06" West 536.68 feet to an iron pin; thence North 43° 00' West 300 feet to an iron pin; thence northeasterly to the point of beginning.

Being the same property conveyed to First Bank & Trust by deed from David Major, Trustee, of record in Book 8948, Page 280, said Register's Office.

This is unimproved property known as 94 Twin Hills Drive, Madison, Tennessee 37115.

This conveyance is made subject to the following:

1. Easements in favor of the Metropolitan Government for Nashville and Davidson County for sewer of record in Book 5587, Page 475; Book 5587, Page 499; and, Book 5561, Page 504, Register's Office of Davidson County, Tennessee.

2. Dedication of water main and connections to Madison Utility District of record in Book 7653, Page 287, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs, successors and assigns, and GRANTOR does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the

lawful claims of all persons whomsoever, claiming by, through or under it, but no further or otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of October, 1994.

GRANTOR

FIRST BANK & TRUST

BY: _____
DAVID MAJOR, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority, a Notary Public of and for the State and County aforesaid, personally appeared DAVID MAJOR, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of the FIRST BANK & TRUST, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand, at Office, this the 11th day of October, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this the 11th day of October, 1994.

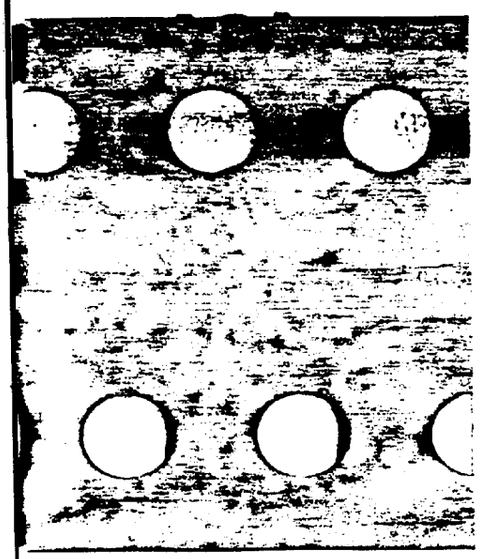
_____
NOTARY PUBLIC

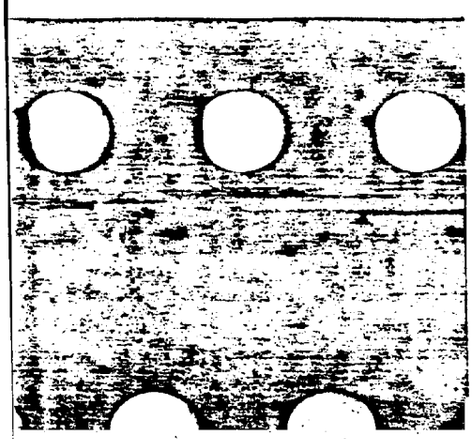
My Commission Expires: January 25, 1997

8060 10/14 0101 03CHECK 379.00

94 OCT 14 AM 9:20
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

99810
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9493 PG 154

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

10/14/94 01 09:19 0001 B060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99810
IDENTIF. & REFERENCE

94 OCT 14 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 844261