FILE BOX 45

BOOK 9499 PG 693

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Map 132-09 Parcel 9
Field Book No. 16DA 16081

Send Tax Bills To:
First Ameican National Bank
P.O. Box 305048
Nashville, TN 37230-5048

New Owner:

George V. Mecyssne &
Victoria D. Mecyssne
4409 Lealand Lane
Nashville TN 37204

Lender:

First American National Bank
First American Center
Nashville, TN 37237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ELIZABETH S. DUGGAN, Individually and as Administratrix C.T.A. with Will annexed of the Estate of Mary Carney Frensley, Grantor, have bargained and sold and by these presents do transfer and convey unto GEORGE V. MECYSSNE and wife, VICTORIA D. MECYSSNE, Grantees, their heirs and assigns, the property described as follows:

> Land in Davidson County, Tennessee, being a tract of land near Glendale Park in the 7th, (formerly 11th) Civil District of Davidson County, Tennessee, being out of the northeast corner of the 20 acre tract conveyed by James Compton and wife, to, to W.G. Hirsig by deed in the Register's Office for said County in Book No. 339, page 348, and described as follows: Beginning in the center of a 40 foot road at a point 490 feet south of Glendale Park, running thence West at right angles 216 feet to a stake in Anderson's boundary line; thence at right angles South 201.7 feet to a stake; thence at right angles East 216 feet to the center of said road; thence North with center of said road 201.7 feet to the beginning and being a part of Lot No. 2 on the map of Glendale Park, as of record in Book No. 57, page 141, of the aforesaid Register's Office.
>
> Being the same property conveyed to Thomas Earl Frensley and wife, Mary C. Frensley, by deed from Mrs. Bessie Holt and husband, J.W. Holt, of record in Book 720, page 202, Register's Office for Davidson County, Tennessee. The said Thomas Earl Frensley and Mary C. Frensley now being deceased and the property was devised by will to Elizabeth Frensley Case who is also deceased and is survived by one heir, Elizabeth S. Duggan, the grantor herein.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) All matters on the plan of record in Plat Book 57, page 141, said Register's Office. (2) 1994 taxes are paid.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

RUSSELL DUGGAN, husband of ELIZABETH S. DUGGAN, joins in the execution of this instrument to convey to Grantees, their heirs and assigns all right, title and interest he may have in the subject property whether by virtue of his marriage to ELIZABETH S. DUGGAN or otherwise.

WITNESS our hands on this the 19th day of October, 1994.

ELIZABETH S. DUGGAN, Individually and as Administratrix C.T.A. with Will annexed of the Estate of Mary Carney Frensley

RUSSELL DUGGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0535 10/24 0101 03CHECK 434.50

Personally appeared before me, the understand, a Notary Public of said County, ELIZABETH S. DUGGAN, Individually and as Administratrix C.T.A. with Will annexed of the Estate of Mary Carney Frensley, and husband, RUSSELL DUGGAN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 1994.

NOTARY PUBLIC

My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Fifteen Thousand and No/100 Dollars ($115,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of October, 1994.

NOTARY PUBLIC

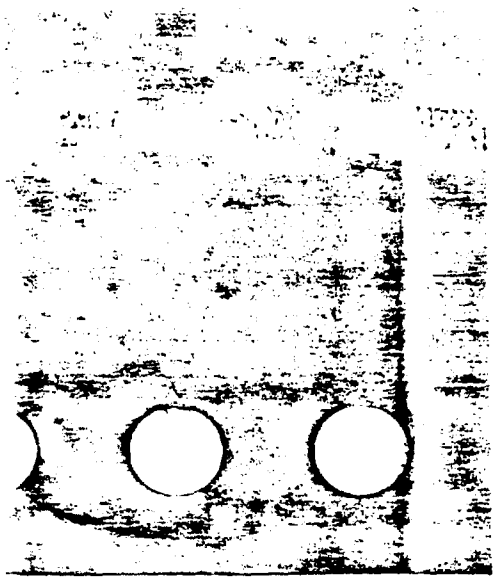
My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

mes/c:data/duggan.wd
File #A-9958

02026
IDENTIF. & REFERENCE

94 OCT 24 AM 8:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

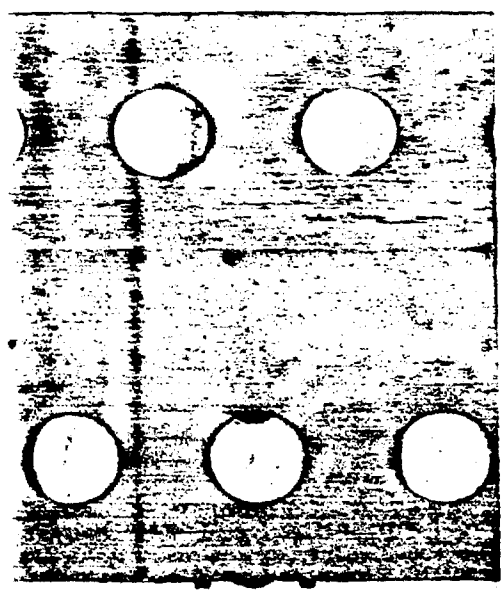
RECEIVED OF _____

FOR _____

BOOK 9499 PG 695

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

10/24/94 01 08:58 0001 0535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02026
IDENTIF. & REFERENCE

94 OCT 24 AM 8:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 846695