BOOK 9521 PG 548

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant James L. Tate

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Tate (NAME)	First American National Bank (NAME)	MAP 86-07
1117 Jackson's View Road (ADDRESS)	P. O. Box 305048 (ADDRESS)	PARCEL 32
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5048 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Donna Elaine McMillan Howell, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Tate, unmarried

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:

BEING Lot No. 71, on the plan of Jackson's Retreat, Phase 1, Section 2, of record in Plat Book 5200, Page 334 and 335, as amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donna Elaine McMillan (now Donna Elaine McMillan Howell) by deed from Secretary of Housing and Urban Development, of record in Book 9296, Page 496, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5741, Page 360, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 5745, page 294, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

09226

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD
NOV 16 AM 9:41
DAVIDSON COUNTY, TN.

4326 11/16 0101 03CHECK 305.00

This is improved (X) unimproved ( ) property, known as 1117 Jackson's View Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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. 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.

Witness my hand this 15th day of November, 19 94

Donna Elaine McMillan Howell

Donna Elaine McMillan Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Elaine McMillan Howell, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 19 94.

Commission expires March 25, 1995

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

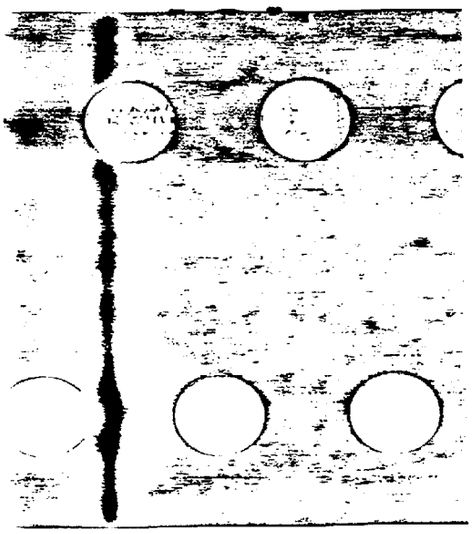
STATE OF TENNESSEE
COUNTY OF

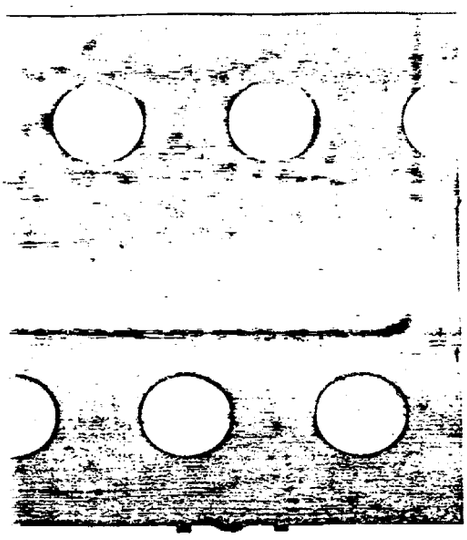
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

11/16/94 01 09:41 0001 4326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09226
IDENTIFICATION REFERENCE

94 NOV 16 AM 9:41
REGISTER
DAVIDSON COUNTY, TN

No. 854398