This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Mary J. Higley
3087 Brantley Drive
Nashville, TN 37217

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

SEND TAX BILL:
First American National Bank
ATTN: Mortgage Servicing
P.O. Box 305048
Nashville, TN 37230-5048

MAP AND PARCEL:
MAP 150-2
GROUP
PARCEL Pt of 170

WARRANTY DEED

5376 12/21 0101 03CHECK 230.63

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Steven N. Taylor, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mary J. Higley, an unmarried person, hereinafter called the Grantee, her 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. 170 A, on the Plan of Zone Lot Division of Lot 170 on the plan of Resubdivision of Lots 170, 171, & 172 - Harbor Gate, Sec. 2, Revised, as of record in Book 8250, page 354, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof
>
> BEING a part of the same property conveyed to Steven N. Taylor, an unmarried person, by deed from David B. Taylor, as of record in Book 9415, page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as 3087 Brantley Drive, Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary J. Higley, an unmarried person, her heirs and assigns, forever; and I, Steven N. Taylor, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 20th day of December, 1994.

Steven N. Taylor
Steven N. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven N. Taylor, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of December, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,900.00.

Mary J. Higley
AFFIANT

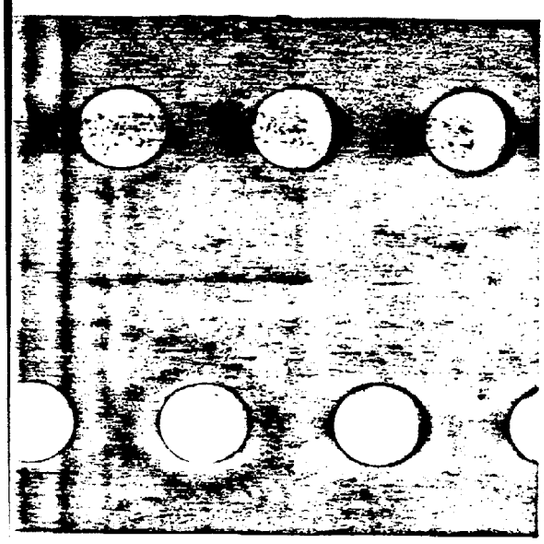
Subscribed and sworn to before me
this 20th day of December, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

19300
IDENTIF. & REFERENCE
94 DEC 21 PM 2:15
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9552 PG 520

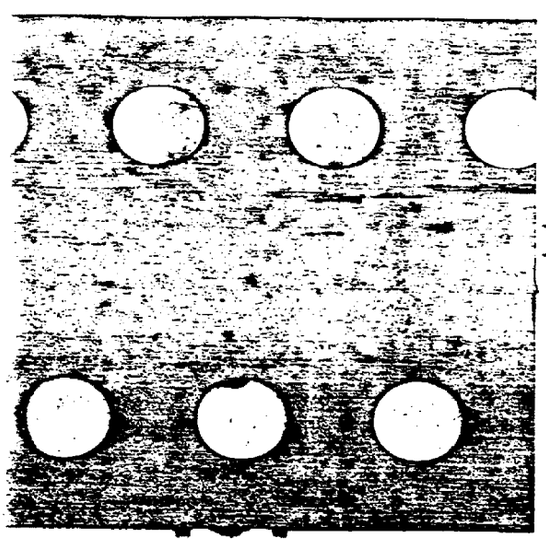
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	59900.00
CON TX	221.63
PRFEE	1.00
WDEED	8.00
TOTAL	230.63
CHECK	230.63

12/21/94 01 14:16 0001 5376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19300
IDENTIF. & REFERENCE

94 DEC 21 PM 2:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 865304