STATE OF TENNESSEE 5726-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

James B. Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 94

Evelyn M. Wright
Notary Public

MY COMMISSION EXPIRES: 11-20-96

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Owen	First American National Bank	162-10, Par. 194
(NAME)	(NAME)	
421 Benzing Road	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Nashville, TN 37237-0209	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, J. Randolph Anthony unmarried James R. Anthony, and wife, Barbara F. Anthony

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Owen, 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:

Land in Davidson County, Tennessee, being Lot No.1 on the plan of Tabitha Heights, Section 1, as of record in Book 4660, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 111.0 feet on the south side of Benzing Road and extends back 146.51 feet on the west line and 130.40 feet on the east line to a dead line measuring 43.72 feet thereon.

BEING the same property conveyed to J. Randolph Anthony and wife, Billie Joe H. Anthony and James R. Anthony by deed from J. Randolph Anthony and wife, Bille Joe Anthony, filed of record in Book 8187, page 487, Register's Office for Davidson County, Tennessee; the said Billie Joe H. Anthony having since died, the property vests in J. Randolph Anthony and James R. Anthony. Barbara F. Anthony joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which she may have, marital or otherwise.

This is improved property known as 421 Benzing Road, Antioch, TN 37013

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 their hand s this 30th day of December, 19 94.

J. Randolph Anthony by James Randolph Anthony AIF in fact
J. Randolph Anthony

James R. Anthony
James R. Anthony

Barbara F. Anthony
Barbara F. Anthony

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Anthony and wife, Barbara F. Anthony, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1994.

Evelyn M. Wright
NOTARY PUBLIC

My commission expires: 11-20-96

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I, the undersigned Notary Public, do hereby certify that James Randall Anthony, Attorney in Fact for J. Randolph Anthony, personally appeared before me this date and being duly sworn, says that he executed the foregoing instrument for and on behalf of J. Randolph Anthony, and that his authority to execute and acknowledge is contained in a Durable Power of Attorney dated April 28, 1994, duly executed and acknowledged and being recorded simultaneously herewith and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

Witness my hand and notarial seal this 30th day of December, 1994.

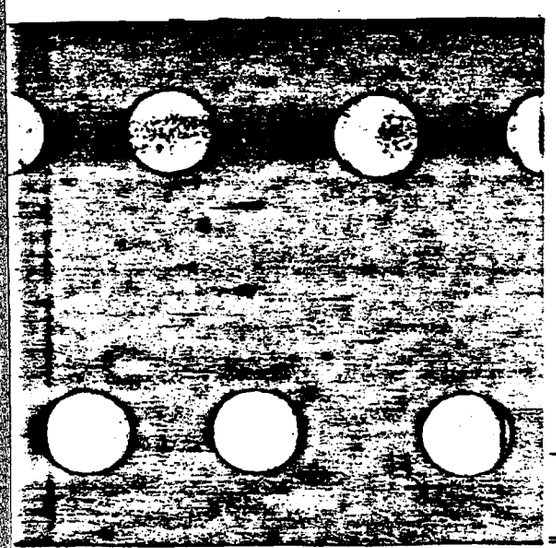
Evelyn M. Wright
NOTARY PUBLIC

My commission expires: 11-20-96

23010
IDENTIF. + REFERENCE

95 JAN -5 AM 10:14
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9399 01/05 0101 03CHECK 268.00



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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 551

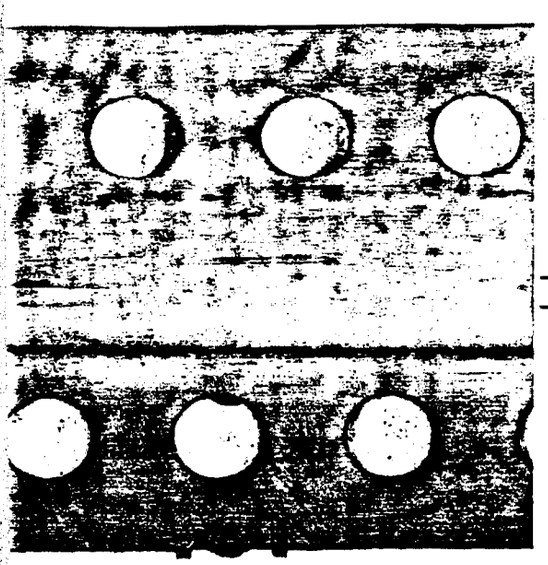
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

01/05/95 01 10:13 0001 9399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23010
IDENTIF. # REFERENCE

95 JAN -5 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869269