23232

IDENTIF. & REFERENCE

BOOK 9565 PG 221

#321701.02 01/03/95

95 JAN -5 PM 2:49 THIS INSTRUMENT PREPARED BY:
REGISTER
DAVIDSON COUNTY, TN. BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Royal Elm Properties 2601 Elm Hill Pike Suite N Nashville, TN 37214 ATTN: Donald E. Babcock	Same	95-117

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100THS DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FIRST AMERICAN NATIONAL BANK, a national banking association formerly known as First American National Bank of Nashville ("Grantor") has bargained and sold, and hereby transfers and conveys, to ROYAL ELM PROPERTIES ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property located on Royal Parkway, Nashville, Tennessee.

Without limitation of any other provision hereof, said property is conveyed specifically subject to the following matters:

1. 1995 real estate taxes, which have been prorated as of the date hereof and assumed by Grantee.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4260, page 29 and Book 4260, page 32, Register's Office for Davidson County, Tennessee.

3. Easement(s) to Electric Power Board, as set forth in instrument recorded in Book 5746, page 956, said Register's Office.

4. Restrictions as contained in Book 4321, page 744 and Book 2345, page 430, said Register's Office.

5. Restrictions shown on Plat recorded in Book 6200, page 654, said Register's Office.

6. Easement(s) and Building setback(s) as shown on Plat recorded in Book 6200, page 654, said Register's Office.

7. Temporary construction easement of record in Book 9335, page 279, said Register's Office.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend forever the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding

claims arising out of the matters set forth above), but no further or otherwise.

Whenever used herein, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, or has caused same to be executed, as of the 4 day of January, 1995.

FIRST AMERICAN NATIONAL BANK,
a national banking association

By: _____
Title: S.V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $245,000.

_____
Affiant

Sworn to and subscribed before me this 4th day of January, 1995.

_____
Notary Public

My Commission Expires:
3-28-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Mclay C. Zachry, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the S.V.P. of FIRST AMERICAN NATIONAL BANK, a national banking association, and is authorized by the association to execute this instrument on behalf of the association.

WITNESS my hand, at office, this 4th day of January, 1995.

Notary Public

My Commission Expires:
3-22-97

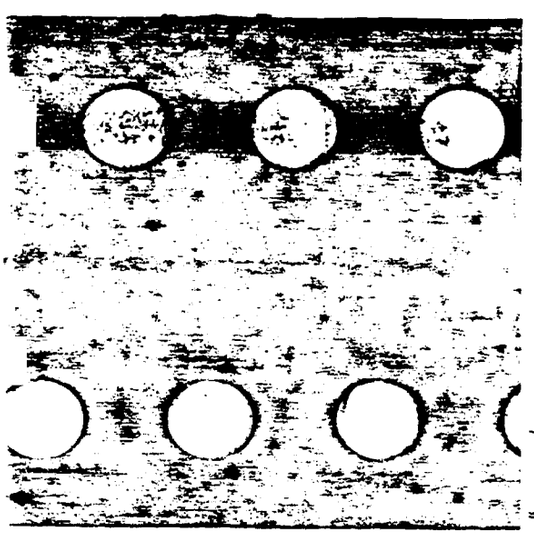
LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Revision Lot No. 2, Weldon B. White, Jr., Trustee, as shown on plat of record in Plat Book 6200, page 654, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

LESS AND EXCEPT the following property conveyed for a Right-of-Way of record in Book 5335, page 279, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the existing westerly right-of-way margin of Royal Parkway, said point being the southeasterly corner of the aforementioned First American National Bank of Nashville property; thence along said right-of-way margin, a curve to the right bearing North 06° 04' 15" West, a radius of 479.91 feet, an included angle of 09° 02' 50", and an arc length of 75.78 feet to a point; thence North 01° 32' 50" West, 74.54 feet to a point; thence a curve to the left, a chord bearing of North 46° 32' 50" West, a radius of 50.00 feet, an included angle of 90° 00' 00" and a arc length of 78.54 feet to a point; thence South 88° 27' 10" West, 24.98 feet to a point on the existing southerly right-of-way margin of Elm Hill Pike; thence along the new westerly right-of-way margin of Royal Parkway, a curve to the right bearing South 46° 32' 22" East, a radius of 50.00 feet, an included angle of 90° 00' 55", and an arc length of 78.55 feet to a point; thence an arc to the left, bearing South 04° 36' 12" East, a radius of 412.15 feet, an included angle of 06° 08' 33", and an arc length of 44.13 feet to a point on the South property line of the said property; thence along the said property line, North 88° 27' 13" East, 28.63 feet to the point of beginning, containing 0.1174 acres, more or less.

BEING the same property conveyed to First American National Bank of Nashville, by Deed of Record in Book 7086, page 962, Register's Office for Davidson County, Tennessee.

9636 01/05 0101 03CHECK 923.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

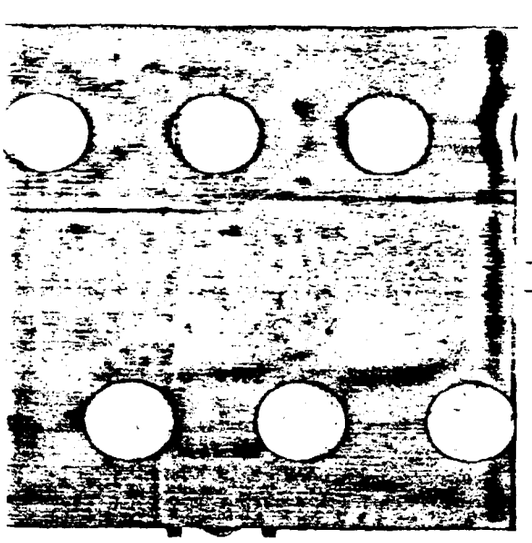
RECEIVED OF _____

FOR _____

BOOK 9565 PG 225

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 245000.00
CON TX 906.50
PRFEE 1.00
WDEED 16.00
TOTAL 923.50
CHECK 923.50

01/05/95 01 14:49 0001 9636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23232
IDENTIF. ↑ REFERENCE

95 JAN -5 PM 2:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 869505