Prepared by:
First American

BOOK 9605 PG 85

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT is made this 29th day of June, 1994, between FIRST AMERICAN NATIONAL BANK ("Seller"); and MARY M. WILSON ("Buyer"); a(n) _____.

1. Sale and Purchase. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, that real estate located in Davidson County, Tennessee, described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter the ("Property").

2. Price. The price to be paid for the Property shall be $ 36,500.00, of which $ 500.00 has been paid by Buyer as earnest money concurrently with the execution of this Contract, and the balance of which shall be paid as follows:
at closing

3. Title. Seller agrees to convey the Property to Buyer by Special Warranty Deed warranting title only against those claiming by, through, or under Seller, which Deed shall further be subject to all utility easements, subdivision restrictions, and other encumbrances presently of record, except for the liens of deeds of trust, if any, which are not to be assumed by Buyer. Any title insurance must be obtained by Buyer at Buyer's expense.

4. Closing . The closing of this transaction shall occur at Seller's main office or at the offices of the Seller's attorneys on or before October 28, 1994. The following adjustments shall be made at closing.

Back Taxes (if any) - to be paid by Buyer.
Current Taxes - to be assumed by Buyer.
Hazard Insurance - to be paid by Buyer.
Other - N/A

5. Possession. Possessions shall be given on date of deed.

6. Risk of Loss. Seller shall bear all risks of hazard loss to the Property prior to Closing. Buyers shall bear all risks of hazard loss after the time of closing, whether or not actual possession is taken at that time.

7. Default. If Buyer fails to perform in accordance with the terms of this Contract, Seller may retain all earnest money paid as partial liquidated damages and may, in addition, sue for other damages at law or sue for specific performance of this reasonable attorneys fees, incurred by Seller as a result of Buyer's default. If Seller defaults hereunder, Buyer shall be entitled to a refund of all earnest money paid and shall be entitled to receive a like amount as full liquidated damages as Buyer's exclusive remedy. Any requirement of mutuality for specific performance is hereby waived.

8. Condition of Property. The Property is sold "as is" with no warranty or representation made by Seller or Seller's agent.

9. Commission. Seller shall pay a commission of 0 % of the purchase price to N/A

upon the closing of this transaction. Buyer warrants that Buyer has not dealt with any other agent who may be entitled to a commission in connection with this sale, and Buyer agrees to indemnify Seller against any loss, liability, or expense, including attorneys fees, that may be caused by any such dealings with agents other that those named herein.

10. General. Time is of the essence of this Contract. This Contract constitutes the entire agreement between the parties and may be amended only in writing. The terms of this Contract shall merge into the Special Warranty Deed from Seller to Buyer and shall not survive the Closing. The terms of this Contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns; provided, this Contract shall not be assigned by Buyer without the prior written approval of Seller, which may be withheld in Seller's discretion. Words used herein indicating number or gender shall be read as context may require. The Property shall be deeded to Buyer as Buyer's name appears above.

11. Additional Terms. Additional terms to this Contract, if any, are set forth below: This contract is contingent on the IRS NOT redeeming the property pursuant to redemption rights under 26 USC/7425. IRS may exercise this right of redemption for a period of 120 days. If the IRS exercise this redemption right, this contract will be null and void and seller will return buyers earnest money. If no redemption by the IRS within this time, the contract will be of full force and effect..

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Executed the date first written above.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ Mary M. Wilson 36,500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Sept 1985.
Deputy Register

FIRST AMERICAN NATIONAL BANK
(Seller)

By: James E. Martin

Title Assistant Vice President

Mary M. Wilson
Buyer

Buyer

New Owner & Tax Bills

Mary Wilson
4403 Sunnybrook
Nash. TN. 37205

M + P

061-16-0
172.0

EXHIBIT A

TRACT I:
Being the westerly 63.1 feet of Lot No. 20 on the Map on Kennedy and Graves' Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for said county. Said part of Lot No. 20 fronts 63.1 feet on the southerly side of McAlpine or Alpine Avenue, and runs back between parallel lines, from the center of said Avenue, 388.5 feet to a dead line.

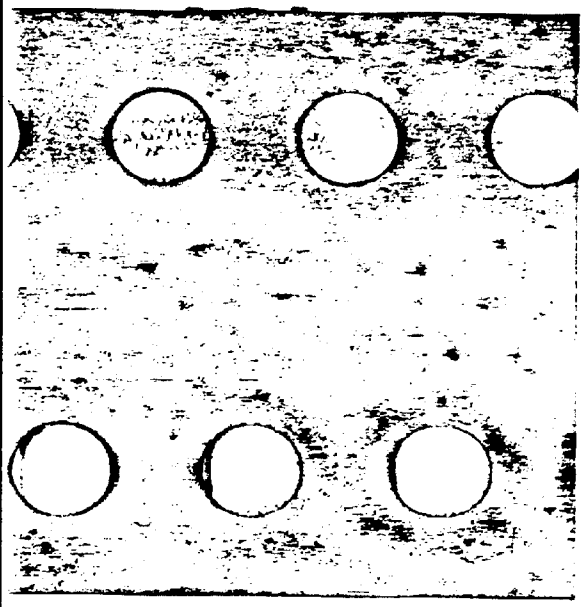
TRACT II:
Being the easterly 50 feet of Lot No. 20 on the Map of Kennedy and Graves' Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for said County. Said part of Lot No. 20 fronts 50 feet on the southerly side of McAlpine, or Alpine Avenue, and runs back between parallel lines, from the center of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to Buford Camp and W. P. Camp, Jr. by deed from R.H. Badgett and wife, Lucy M. Badgett of record in Book 2859, Page 638, Register's Office for Davidson County, Tennessee. Buford Camp having conveyed his interest to Estelle R. Camp by Quitclaim Deed of record in Book 4886, Page 997, and Estelle R. Camp and husband, Buford Camp, having conveyed the property to W. P. Camp, Jr. by deed of record in Book 6588, Page 608, said Register's office.

This is improved property with a mailing and street address of 1206 McAlpine Avenue, Nashville, TN 37216.

5443 02/28 0101 03CHECK 152.05

37541
IDENTIF. & REFERENCE
PICK-UP
95 FEB 28 AM 9:10
REGISTER
DAVIDSON COUNTY, TN.



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

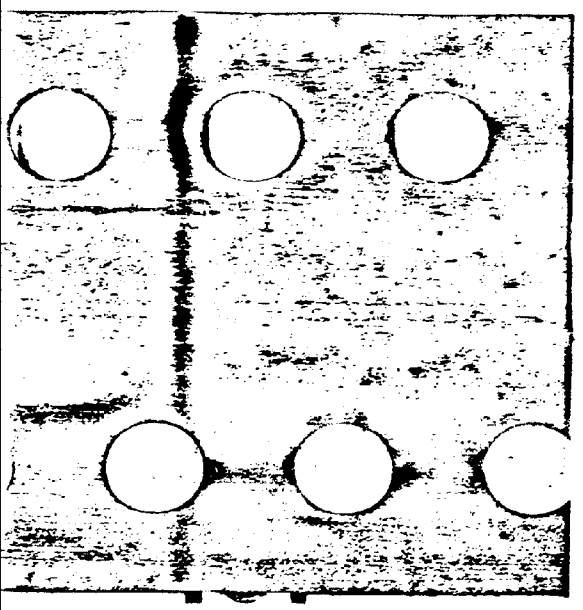
RECEIVED OF _____

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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 16.00
ERR CO
WDEED 16.00-
MISC 16.00
TOTAL 152.05
CHECK 152.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/95 01 09:11 0001 5443

37541
IDENTIF. # REFERENCE

95 FEB 28 AM 9:10
REGISTER
DAVIDSON COUNTY, TN.

No. 885112