BOOK 9618 PG 138

Bot 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

James H. Tankersley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 11/8/98
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN. ANN L. SATURN

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #33265

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Tankersley (NAME)	First American National Bank (NAME)	52-9-144
2641 Miami Avenue (ADDRESS)	First American Center (ADDRESS)	52-9-145
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Suzanne DiCandeloro, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Tankersley and wife, Margaret J. Tankersley, Married

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, as follows:

TRACT ONE;
BEING Lot No. 20 on the Map of Gothard's Subdivision, as of record in Book 547, page 79, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 20 fronts 50 feet on the westerly side of Miami Avenue (formerly an unnamed street) and extends back between parallel lines 170 feet, more or less, to the low water mark of the Cumberland River.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is that part of said lot conveyed to Metropolitan Government of Nashville, and Davidson County, Tennessee, by Deed from Frank V. Niederhauser, of record in Book 4002, page 760, Register's Office for Davidson County, Tennessee.

TRACT TWO;
BEING Lot No. 21 on the Map of Gothard's Subdivision of 9.08 acres, in Pennington's Bend of record in Book 547, page 70, said Register's Office. Said Lot No. 21 fronts 50 feet on the westerly side of Miami Avenue, and runs back between parallel lines 170 feet, more or less, to the low water mark of the Cumberland River.

BEING the same property conveyed to Suzanne DiCandeloro, Unmarried by deed from John B. Wilkes and wife, Jo Ann Wilkes of record in Book 9479, Page 30, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of

CONTINUED

unimproved ( )
This is improved (X) property, known as 2641 Miami Avenue, Nashville, TN 37214
(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 9th day of March 19 95

Suzanne DiCandeloro

Suzanne DiCandeloro

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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 Suzanne DiCandeloro, Unmarried

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 9th day of March, 19 95

Commission expires ~~1/22/98~~ 11/22/98

Notary Public

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

CONTINUATION OF LEGAL DESCRIPTION:

record.

41852

IDENTIF. & REFERENCE

95 MAR 14 AM 10:48

FEE $
DAVIDSON COUNTY REGISTER

WARRANTY DEED

FROM

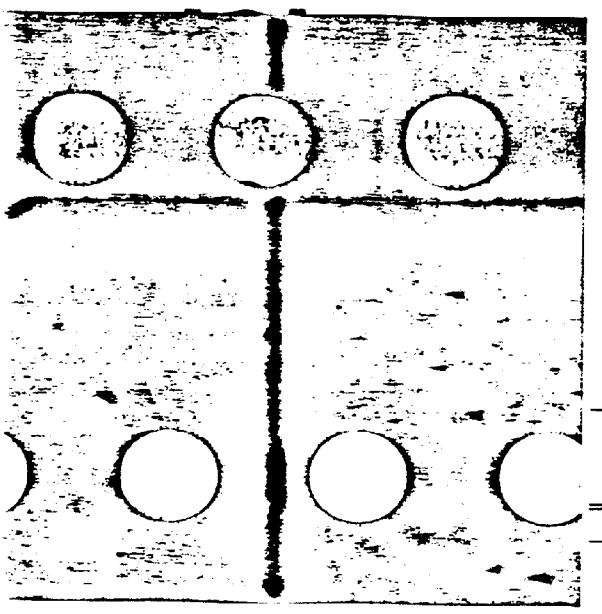
Suzanne DiCandeloro

TO

James H. Tankersley and wife, Margaret J. Tankersley

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #33265



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

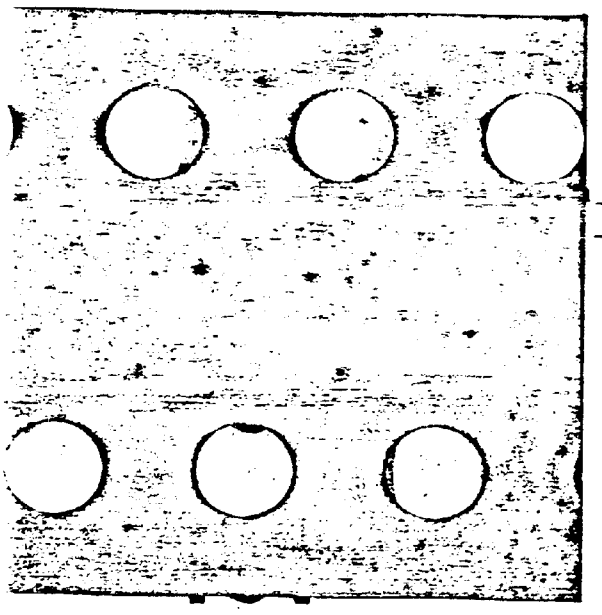
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125000.00

CON TX	462.50
PRFEE	1.00
WDEED	8.00
TOTAL	471.50
CHECK	471.50

03/14/95 01 10:49 0001 0176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41852
IDENTIF. & REFERENCE

95 MAR 14 AM 10: 4[illegible]

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 889777