THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

3200 05/22 0131 03CHECK 605.00

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Austin Lee Henderson 1118 Morrow Avenue Nashville, Tennessee 37204	Same	Map 117-16 Par 179

For good and valuable consideration, receipt of which is hereby acknowledged, First American Trust Company, N.A., Successor Fiduciary to First American National Bank under T.C.A. 45-2-1008, Mary Jane Woodall Byrne, and AGAPE as Testamentary Trustees under the Will of Alice Shofner Davis ("Grantor") have bargained and sold, and by these presents do transfer and convey unto Austin Lee Henderson, unmarried, ("Grantee"), his successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 35 and the westerly 15 feet of Lot No. 36 on the map of S.F. and C.D. Morrow's Subdivision of Lots No. 38, 39, and part of Lot No. 37 of Nathan McNairy's Subdivision, of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mrs. Alice Shofner Davis by deed from Mr. John Robert McRay and wife, Annette McRay of record in Book 4517, apge 192, said Register's Office. The said Alice Shofner Davis has since died. Her Will was admitted to Probate in the Probate Court of Davidson County, Tennessee, in Will Book 192, page 384, Davidson County Probate Clerk's Office. Said Will devised the property herein to First American Bank, Mary Jane Woodall Byrne, and AGAPE as Testamentary Trustees under the Will of Alice Shofner Davis.

AGAPE and Association For Guidance Aid Placement and Empathy are one and the same entity.

This is improved property known as 1118 Morrow Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered except as otherwise herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of First American Trust Company, N.A. are made in as full and ample a manner as it can and should do as such Co-Trustee, but no further or otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

MAIL ENV.

95 MAY 22 AM 10:39
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0062744

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the dates indicated in the acknowledgments below, the corporate parties having caused this instrument to be executed by their duly authorized officers, to make this conveyance effective on the 19th day of May, 1995.

FIRST AMERICAN TRUST COMPANY, N.A. AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF ALICE SHOFNER DAVIS BUT NO FURTHER NOR OTHERWISE AND AS SUCCESSOR FIDUCIARY TO FIRST AMERICAN NATIONAL BANK UNDER T.C.A. 45-2-1008

BY: Emmett Russell V.P.

Mary Jane Woodall Byrne
MARY JANE WOODALL BYRNE, TRUSTEE

AGAPE A/K/A Association For Guidance Aid Placement and Empathy, Trustee

BY: Tom Burton
Tom Burton, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and county aforesaid, personally appeared Emmett Russell III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Vice President of the First American Trust Company, N.A., Trustee the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of First American Trust Company, N.A., Trustee, by the said Emmett Russell III as such Vice President. Witness my hand and official seal at office in Nashville, Tennessee, on this 19 day of May, 1995.

Notary Public

My Commission Expires:

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 Mary Jane Woodall Byrne, Trustee, 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 19 day of May, 1995.

Notary Public

My Commission Expires: 7-26-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and county aforesaid, personally appeared Tom Burton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Executive Director of the AGAPE, Trustee, the within named bargainor, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of AGAPE, Trustee, by the said Tom Burton as such Executive Director. Witness my hand and official seal at office in Nashville, Tennessee, on this 12th day of May, 1995.

Notary Public

My Commission Expires: 7-26-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

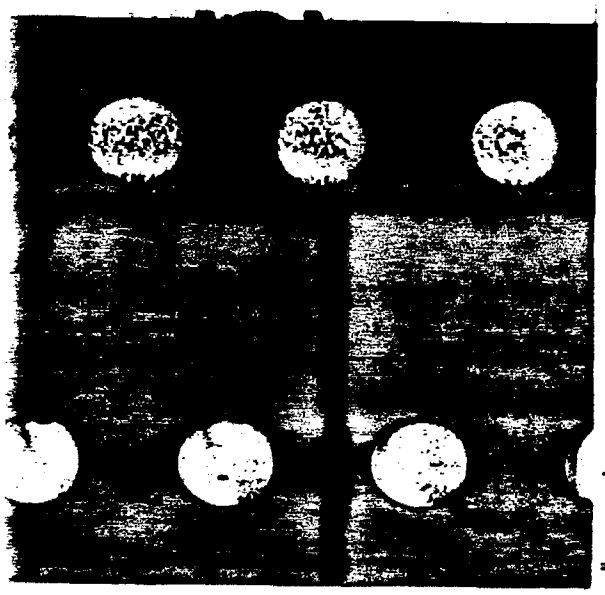
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 12th day of May, 1995.

Notary Public

My Commission Expires:
7-26-97



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

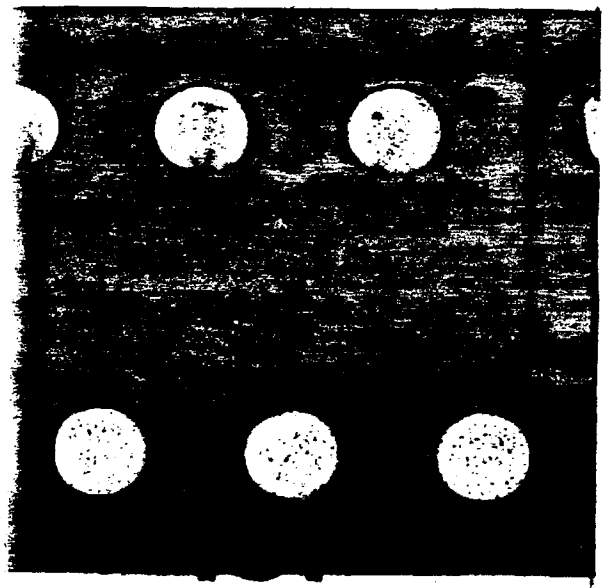
RECEIVED OF _____

FOR _____

BOOK 9677 PG 601

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 12.00
TOTAL 605.00
CHECK 605.00

05/22/95 01 10:42 0001 3200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062744
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 10: 39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912544