BOOK 9746 PG 728

File Box 24

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 789-4684

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Harold Reeves, Trustee
640 Spence Lane, Suite 218
Nashville, TN 37217

Same

Map 70-7
Parcel 13

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $9,000.00.

Harold Reeves Trustee By: Genebynch
Affiant

Subscribed and sworn to before me, this 25th day of July, 1995.

Susan Khasnabi
Notary Public

My Commission Expires: July 26, 1997

FOR AND IN CONSIDERATION of the sum of $9,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Harold Reeves, Trustee, without joinder of beneficiary, (hereinafter "Grantee"), his representatives, successors, heirs and assigns, certain real estate in Davidson County, Tennessee described more particularly as follows:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the map showing the subdivision of J. A. Spurlock Lands, not of record, described as follows:

Beginning at a stake on the southerly margin of West Trinity Lane, formerly Young's Lane, 766.6 feet west of the intersection of said Lane with the center line of Buena Vista Pike, being the northwest corner of that part of said Lot No. 17 conveyed to Garland R. Allen and wife, by deed from George R. Allen and wife, of record in Book 1854, Page 35, Register's office for said County; thence with the southerly margin of said Lane South 69° 30 min. West 123.6 feet; thence with a fence South 22° East 532 feet to an iron pin; thence North 68° 30 min. East 124 feet to an iron pin at the southwest corner of that part of said Lot No. 17 conveyed to L. B. Allen by deed from Mai Shaw, of record in Book 2746, Page 557, said Register's Office; thence with said L. B. Allen and George R. Allen's western boundary lines, North 22° West 531.5 feet to the beginning.

Being part of the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 9612, Page 409, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1018 West Trinity Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his representatives, successors, heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metropolitan Davidson County ad valorem property taxes for the property for 1995 will be pro-rated between the parties as of the date of Deed. All earlier years' property taxes will be paid by Grantor.

2. All matters which would be disclosed by a survey of the property.

3. All easements, restrictions, setback requirements or other conditions of record in the Davidson County Register of Deeds' offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his representatives, successors, heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 25 day of July, 1995.

FIRST AMERICAN NATIONAL BANK

By: James E. Mastin

Title: Vice President

95 AUG -1 AM 9:52
FELIX Z. WILLSCHLEGER
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00084522

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

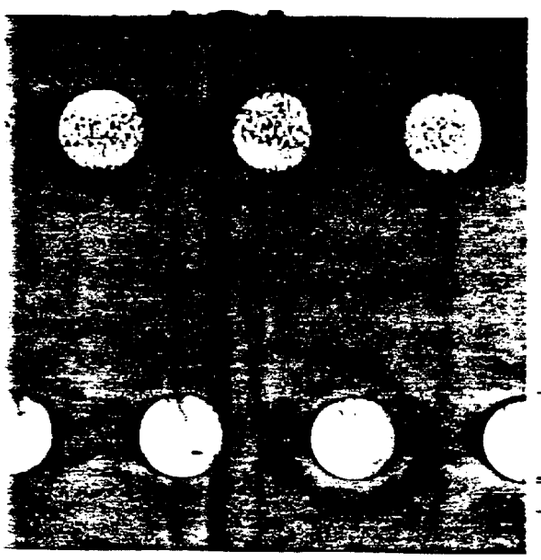
Before me, Susan Draznicki, a Notary Public for the State of County aforesaid, personally appeared James E. Mastin with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of First American National Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 25th day of July, 1995.

Susan Draznicki
Notary Public

My Commission Expires: July 26 1998

TAX 10.00
RECORDING FEE 12.00
DP FEE 2.00
REGISTER'S FEE 1.00
STATE OF TENNESSEE 42.50
TOTAL 67.50
CHECK



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

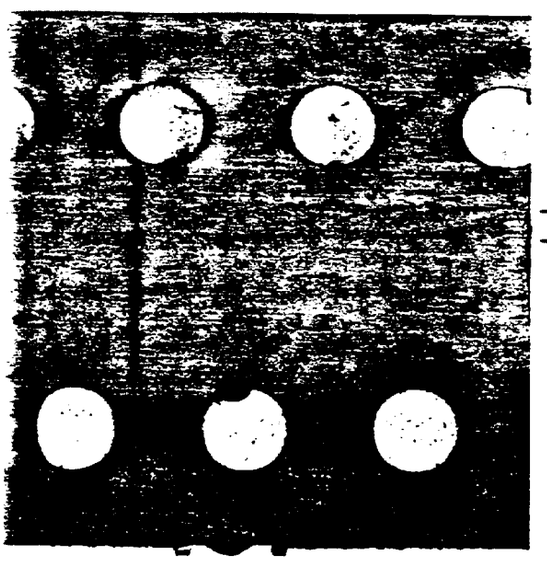
RECEIVED OF _____

FOR _____

BOOK 9746 PG 730

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 9000.00
CON TX 33.30
PRFEE 1.00
WDEED 8.00
TOTAL 42.30
CHECK 42.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/95 01 09:52 0001 7064

0084522
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936103