MMB
Box 18

BOOK 9910 PG 933

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kemal M. Surji 4014 Plantation Drive Nashville, TN 37076	Same	133-15-144

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KEMAL M. SURJI ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Tract 2 on the Plan of Elysian Plaza, as shown on plat of record in Plat Book 6900, page 370, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed of record in Book 9795, page 203, said Register's Office.

This is unimproved property located at 3985 Nolensville Pike, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1996 taxes, a lien which is not yet due and payable.

2 All matters shown on the plat of record in Book 6900, page 370, said Register's Office.

3. Declaration of Reciprocal Easements and Restrictions of record in Book 6129, page 163, said Register's Office.

The property sells "as is, where is" and is subject to any and all easements of record.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth herein), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 5th day of January, 1996.

FIRST AMERICAN NATIONAL BANK

By: _____

Its: S.V.P.

0138498
IDENTIF. ↑ REFERENCE

96 JAN -5 PM 4:20
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, McCoy C. Zachry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of First American National Bank, a national banking association, and is authorized by the bank to execute this instrument on behalf of the bank.

WITNESS my hand, at office, this 5th day of January, 1996.

Mary Monyun Bryan
Notary Public

My Commission Expires:
1-27-99

5240 01/05 0101 03CHECK 112.97

STATE OF Tennessee)
COUNTY OF Davidson)

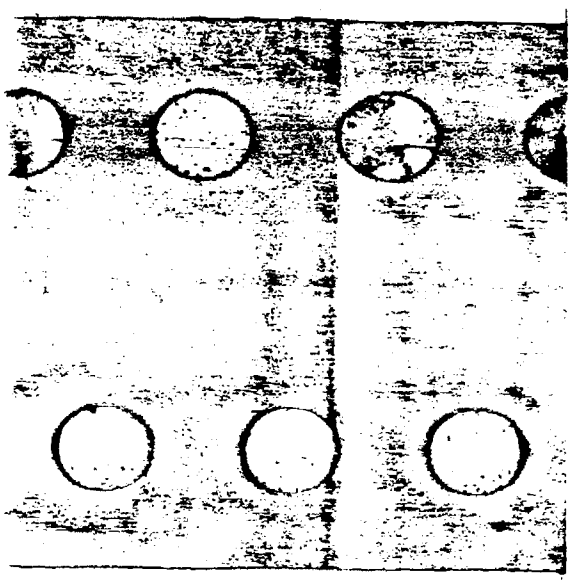
The actual consideration or value (whichever is greater) for this transfer is $28,100.00.

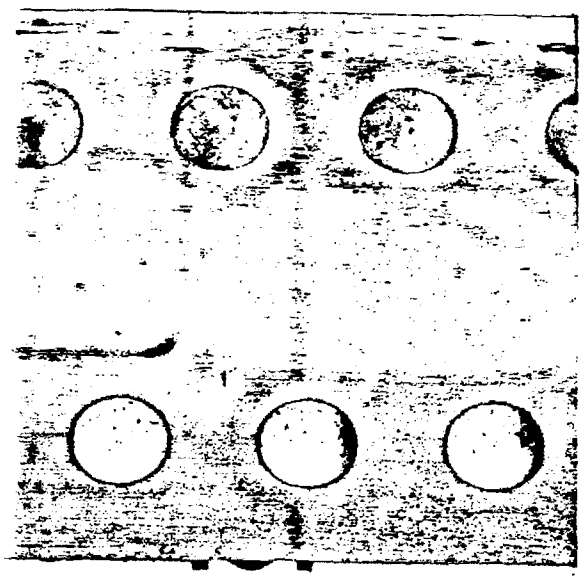
Affiant

Subscribed and sworn to before me, this 5th day of January, 1996.

Mary Monyun Bryan
Notary Public

My Commission Expires:
1-27-99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9910 PG 935

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 28100.00
CON TX 103.97
PRFEE 1.00
WDEED 8.00
TOTAL 112.97
CHECK 112.97

01/05/96 01 16:22 0001 5240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138498
IDENTIF. & REFERENCE

96 JAN -5 PM 4:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 993589