PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9937PG683

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

W & I Ref: (cmw) Title No: 37394
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dana L. Catalano 1821 Shackleford Road Nashville, TN 37215	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 131-3-141 16DA 19353

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **First American National Bank, Executor**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dana L. Catalano, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 34 on the unrecorded portion of the plan of Birdhaven described according to a survey made by J. Douglas Roach, August 28, 1946, as follows: Beginning at the southeast corner of Shackleford Road and Glendale Lane or Lone Oak Road; thence with the southerly margin of Shackleford Road, eastwardly 79.4 feet, more or less, to the corner of Lots Nos. 34 and 35; thence with the line between said two lots, southwardly 191.7 feet to the northerly line of the Neil Hunt Subdivision, as of record in Book 974, page 19, said Register's Office; thence with said line, westwardly 79 feet to the easterly margin of Glendale Lane or Lone Oak Road; thence with same northwardly 200 feet to the beginning.

BEING the same property conveyed to William R. Douglas and wife, Elizabeth W. Douglas by deed from Edward E. Marlin and wife, Florence Claudia Marlin, of record in Book 1428, page 69, said Register's Office. Elizabeth W. Douglas conveyed all of her interest in subject property to William R. Douglas by quitclaim deed of record in Book 2281, page 153, said Register's Office. William R. Douglas subsequently died, unmarried and testate. By Will of record in Will Book 197, page 445, Probate Court Clerk's Office for Davidson County, Tennessee, the said testator directed that subject property be sold by the Executor (First American Trust Company) named in said Will. Letters Testamentary were granted to First American Trust Company of record in Minute Book 394, page 174, said Probate Court Clerk's Office. By Certificate of Merger (A copy of which is attached hereto as Exhibit "A."), the said First American National Bank became successor in interest to First American Trust Company.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 1821 Shackleford Road, Nashville, TN 37215

TO HAVE AND TO HOLD said parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise..

FIRST AMERICAN NATIONAL BANK executes this instrument solely in its fiduciary capacity and not individually, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not otherwise.

GRANTEE UNDERSTANDS that the Estate of William R. Douglas has not yet received a federal estate tax clearance and that there is a possibility of a lien encumbering the property until such clearances are received. Grantor has paid all such taxes believed to be due and has made adequate provision for payment of any additional such death taxes which may give rise to such a lien.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1996.

First American National Bank, Executor

96 FEB -5 AM 10:00
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0147105

By: _____
Douglas Kirby
Title: Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Douglas Kirby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice-President (or other officer authorized to execute this instrument) of First American National Bank, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of January, 1996.

_____
Notary Public

My Commission Expires: My Commission Expires Sept. 26, 1998

KARL L. SHIFLETT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 114000.00

_____
Affiant

Sworn and subscribed before me on the 31st day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

This Document Prepared By:

BOOK 9937 PG 685

First American National Bank
Legal Department
721 First American Center
Nashville, TN 37237-0721

CERTIFICATE OF MERGER

The undersigned, **Pamela R. Welch**, Assistant Secretary of First American National Bank, a national banking association having its principal office in Nashville, Davidson County, Tennessee, hereby certifies that First American National Bank became successor in interest (pursuant to 12 U.S.C. § 215a(e)) to First American Trust Company, N.A. (the "Record Owner") by merger effective September 30, 1995 with the Record Owner or the Record Owner's prior successor in interest, First American National Bank being the surviving bank.

As a result of this merger, First American National Bank as Trustee is now the owner in fee simple of the real property held in the name of the Record Owner.

Pamela R. Welch, Assistant Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary of the State and County aforesaid, Pamela R. Welch, with whom I am personally acquainted and who acknowledged that she is the Assistant Secretary of the First American National Bank, a national banking association, and that she as such Assistant Secretary being authorized so to do, executed the foregoing by signing her name as the Assistant Secretary.

Witness my hand and seal at office in Nashville, this 31st day of October, 1995.

Carla K. Jarrell
Notary Public

My Commission Expires: 1-27-96

The actual consideration for this conveyance is $0.00.

Affiant

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 31st day of October, 1995.

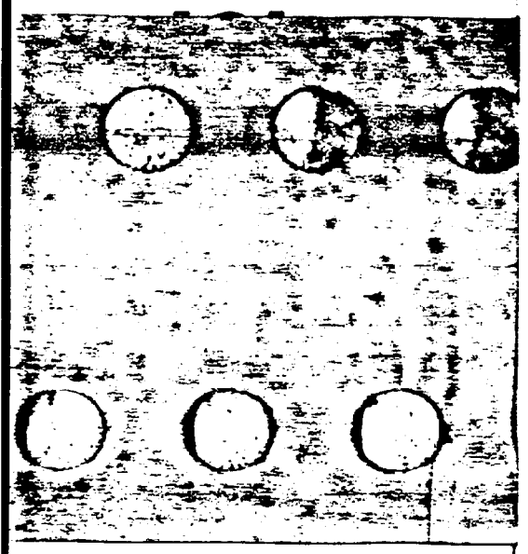
Carla K. Jarrell
Notary Public

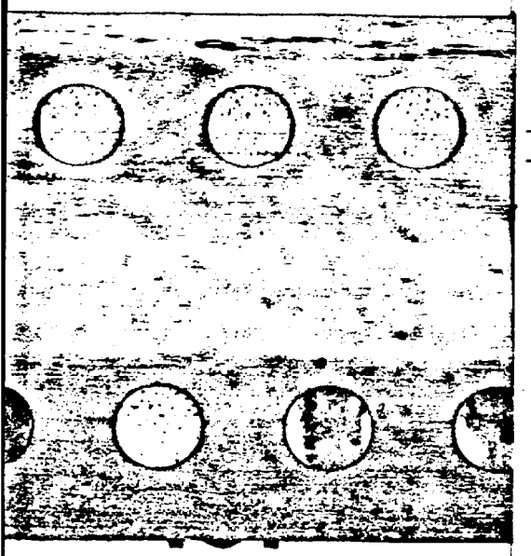
My Commission expires: 1-27-96

4502 02/05 0101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 9937 PG 686

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
114000.00
CON TX 421.80
PRFEE 1.00
WDEED 12.00
TOTAL 434.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 434.80

02/05/96 01 10:02 0001 4503

0147105
IDENTIF. ↑ REFERENCE

96 FEB -5 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002734