5A

WARRANTY DEED

BOOK 9952 PG 64

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Jesus Medina (NAME)	First American National Bank (NAME)	MAP 106-4
420 Eatherly Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 50
Nashville, TN 37220 (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, Robert C. Pickard and wife, Julia M. Pickard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Jesus Medina and wife, Teresa Medina

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 being Lot NO. 1102 on the Plan of Brentwood Hall, Section XI, as of record in Book 2331, page 134, Register's Office for said County.

Said Lot No. 1102 begins at a point in the easterly margin of Pritchett Drive, the common corner of Lots 1101 and 1102; thence eastwardly along the line between said lots 201.3 feet to a point in the common line between Lots 1101, 1102 and 1103; thence southwardly 86.0 feet along the line between Lots 1102 and 1103 to a point in the northerly margin of Eatherly Drive; thence westwardly with the margin of Eatherly Drive, 206.2 feet past two concrete monuments to a third concrete monument, the beginning of a curve; thence around said curve, northwestwardly 38.6 feet to a concrete monument in the easterly margin of Pritchett Drive; thence northerly with the easterly margin of Pritchett Drive, 67.2 feet to the point of beginning.

Being the same property conveyed to Robert C. Pickard and wife, Julia M. Pickard, as tenants by the entirety, by deed from William B. Campbell and wife, Anna O. Campbell by instrument of record in Book 7663, page 916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

CONTINUED

unimproved ( )
This is improved (X) property, known as 420 Eatherly Drive, Nashville, TN 37220
(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 our hand s this 15th day of February, 19 96

Robert C. Pickard

Julia M. Pickard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Pickard and wife, Julia M. Pickard

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of February 19 96.

Commission expires 11-30-97

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

0151795
IDENTIF. & REFERENCE

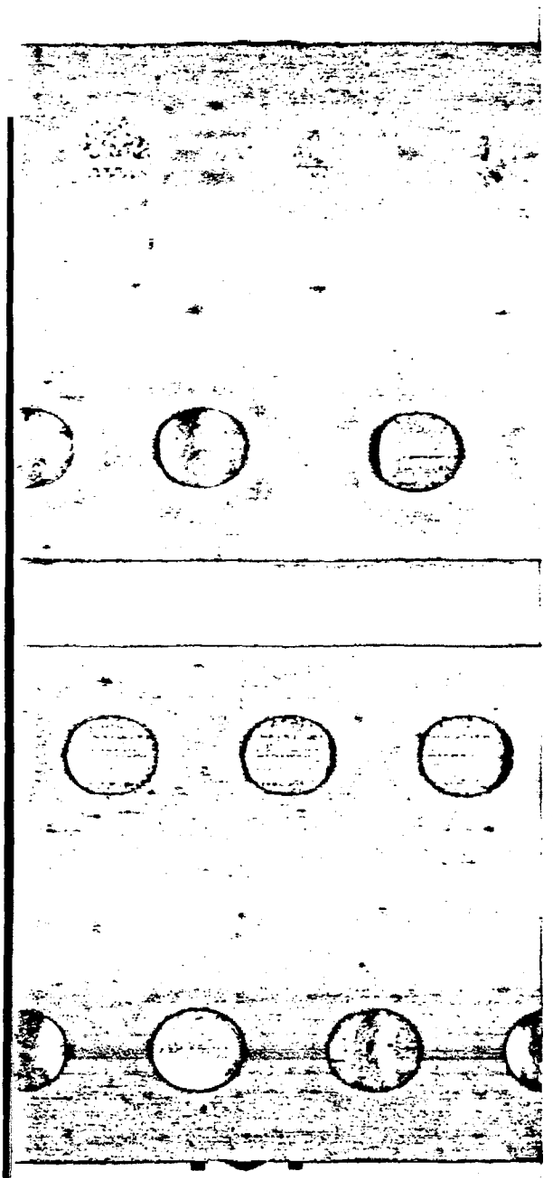
96 FEB 20 P1:12:52
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 2331, page 134, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

9460 02/20 0101 03CHECK 497.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9952 PG 67

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	
				131000.00
			CON TX	484.70
			PRFEE	1.00
			WDEED	12.00
			TOTAL	497.70
			CHECK	497.70
02/20/96	01		12:57 0001	9460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151795 IDENTIF. # REFERENCE

96 FEB 20 PM 12:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1007639