593

WARRANTY DEED

BOOK 10007 PG 182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,400.00

John R. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Yates (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 94.2
1613 Electric Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 34
Nashville, Tennessee 37206 (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, Katherine O. Gregory, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Yates

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. 71 on the Map of Shelby Village No. Three, as of record in Book 2083, Page 6, Register's Office for said County.

Said Lot No. 71 fronts 52 feet on the north side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ovel Gregory and wife, Katherine O. Gregory, by deed from Roy M. Johnson and wife, Dorothy Pike Johnson of record in Deed Book 2137, Page 53, Register's Office for said County. The said Ovel Gregory now deceased; leaving Katherine O. Gregory as sole tenant by the entirety.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 1613 Electric Avenue, Nashville, Tennessee 37206
(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 my hand this 28th day of March 19 96

Katherine O. Gregory
Katherine O. Gregory
By Ovel Wayne Gregory
Attorney in Fact

BOOK 10007 PG 183

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 Katherine O. Gregory, unmarried

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 28th day of March 19 96.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28TH day of MARCH 1996, before me personally appeared OVEL WAYNE GREGORY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATHERINE O. GREGORY and who acknowledged that HE executed the same as the free act and deed of the said KATHERINE O. GREGORY by virtue of that Power of Attorney, duly executed by the said KATHERINE O. GREGORY and appearing of record in Book 9957, Page 782, of the Register's Office for DAVIDSON COUNTY, Tennessee.

Witness my hand and official seal at NASHVILLE, this 28TH day of MARCH, 1996.

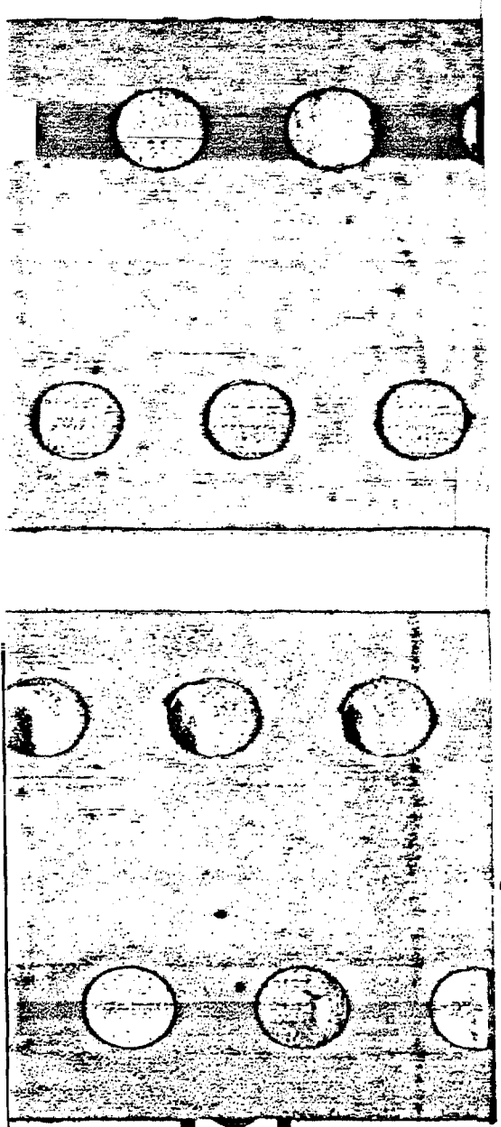
Notary Public

My Commission Expires: 3/27/99

0168580
IDENTIF. ↑ REFERENCE

96 APR -8 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7498 04/08 0101 03CHECK 180.68



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

RECEIVED OF _____

FOR _____

BOOK 10007 PG 184

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
				MAMT 46400.00
				MOR TX 171.68
				CANCEL
			04/08/96 01	13:13 0001 7497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168580 IDENTIF. ← REFERENCE

96 APR -8 PM 1:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	46400.00
CON TX	171.68
PRFEE	1.00
WDEED	8.00
TOTAL	180.68
CHECK	180.68

04/08/96 01 13:14 0001 7498

No. 1025485