Box 3

WARRANTY DEED

BOOK 10038 PG 824

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96.

Notary Public

MY COMMISSION EXPIRES: 10-17-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddy A. Brown	NEW OWNER	159 27
(NAME)	(NAME)	
1300 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(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, First American National Bank, a national banking association, as successor in interest by merger with First American Trust Company, N.A., Trustee of the revocable trust established by William A. Darden*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddy A. Brown

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:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of lots Nos. 2, 3 and 4 on the plan of William B. Carpenter's Lands, as of record in Plan Book 2, page 91, of the Chancery Court at Nashville and described according to a survey made by William Collier Parrish Associates, Engineers, dated May 5, 1960, as follows:

Beginning at a spike in the center of Old Hickory Boulevard 692 feet east of a spike in the center of said Boulevard located at the southwest corner of the property conveyed to Robert W. Smith by deed from John H. McCann, of record in Book 2293, page 13, Register's Office for said County; thence north 15 degrees east passing through an old cemetery 892.8 feet to an iron stake; thence south 75 degrees east 203 feet to an iron stake; thence south 5 degrees 35' west 535.3 feet; thence south 30 degrees 42' west 381.1 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard westwardly 189.15 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to First American Trust Company, N.A., as Trustee of the revocable trust established by William A. Darden on October 11, 1984, by deed from William A. Darden, of record in Book 7955, page 882, Register's Office for Davidson County, TN. First American National Bank, a national banking association, being successor in interest by merger with First American Trust Company, N.A., pursuant to Certificate of Merger recorded in Book 10020, page 284, said Register's Office.

Subject to restrictive covenants in Book 1788, page 407; right of way of Old Hickory Boulevard; and all matters on the plan of record.

*on October 11, 1984, as amended, and as executor of the estate of William A. Darden, deceased

unimproved ( )
This is improved (X) property, known as 1300 Old Hickory Boulevard, Brentwood, TN 37027
(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 30th day of April, 19 96

First American National Bank, as Trustee

By: Douglas Kirby, V-P

First American National Bank, as Executor

By: Douglas Kirby, V-P

ACKNOWLEDGMENT

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 Douglas Kirby, the bargainor, 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 vice-president of First American National Bank, a national banking association, and he is authorized by First American National Bank to execute this instrument on its behalf as Trustee and as Executor.

Witness my hand and seal at Brentwood, TN, this 30th day of April, 1996.

Notary Public

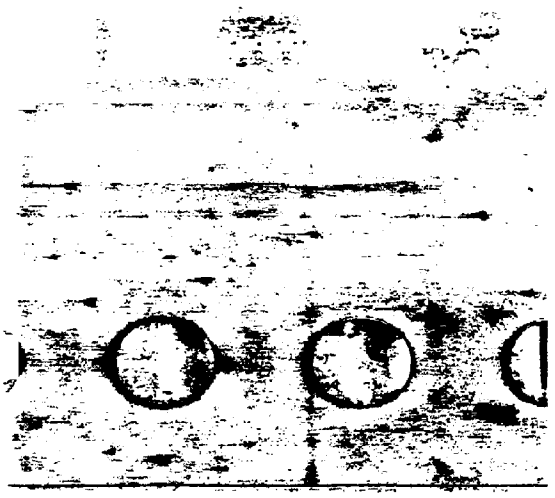
My commission expires: 1/29/2000

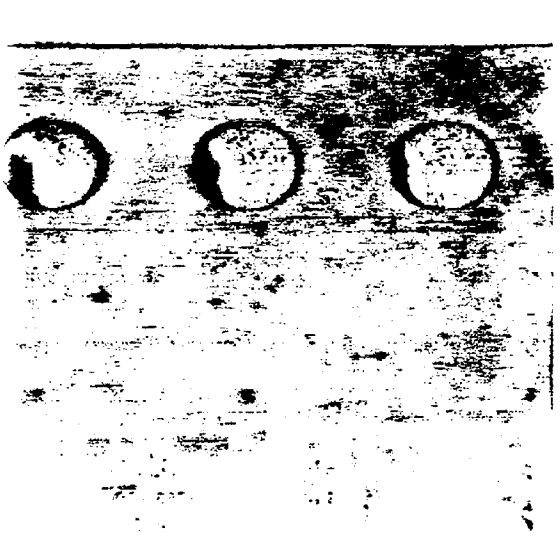
ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000

0178293
IDENTIF. ↑ REFERENCE

96 MAY -3 AM 11:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1285.50 CHECK 05/03 01:01 0003 2952





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

RECEIVED OF _____

FOR _____

BOOK 10038 PG 826

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	
				345000.00
			CON TX	1276.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1285.50
			CHECK	1285.50
05/03/96	01		11:11 0001	7803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178293
IDENTIF. # REFERENCE

96 MAY -3 AM 11:07

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

No. 1035832