WARRANTY DEED

BOOK 10075 PG 432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Alvin H. Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALVIN H. PEARSON (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 119-4
296 LAWNDALE DRIVE (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	PARCEL 68.00
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237-0209 (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, JAMES E. HARRIS, ~~SINGLE~~ and Alberta Harris, married

J.E.H. A.H.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALVIN H. PEARSON, UNMARRIED

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 2nd Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of GlenGlencliff Estates, Section 4, not of record, and described as follows:

Said Lot No. 46 is described as beginning at a point in the southerly margin of Lawndale Drive, the common corner of Lots 45 & 46; thence with the line between said lots, southerly 250 feet to a point; thence easterly 105 feet to the common corner of Lot 46 & 47; thence with the line between said lots northerly 250 feet to a point in the southerly margin of Lawndale Drive; thence with the margin of said Drive westerly 100 feet to the beginning.

Being the same property conveyed to James E. Harris and wife, Nellie Inez Harris by deed from L. B. Jones and wife, Robby R. Jones of record in Book 2021, page 309, Register's Office for Davidson County, Tennessee. The said Nellie Inez Harris is deceased leaving her interest to James E. Harris.

This conveyance is made subject to restrictive covenants of record in Book 1835, Page 79, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 296 LAWNDALE DRIVE, NASHVILLE, TENNESSEE 37211
(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 31st day of May, 19 96

James E. Harris
JAMES E. HARRIS

Alberta Harris

BOOK 10075 PG 433

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 JAMES E. HARRIS, ~~SINGLE~~ and Alberta Harris

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of May 19 96

Commission expires June 10, 1998

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

LEGAL DESCRIPTION CONTINUATION

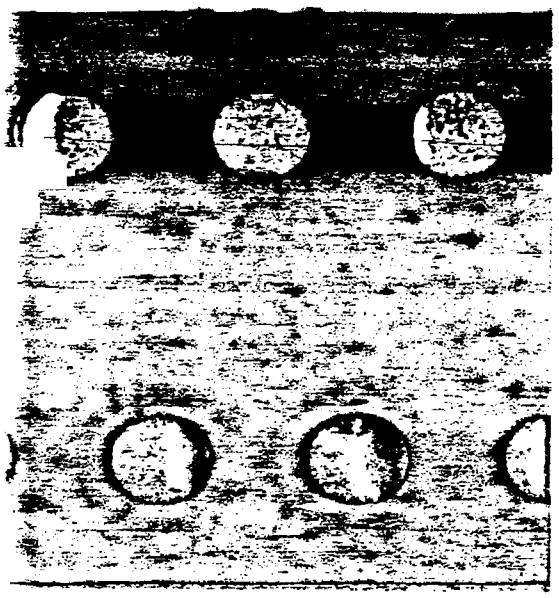
Alberta Harris, wife of the above named James E. Harris, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property especially her marital rights.

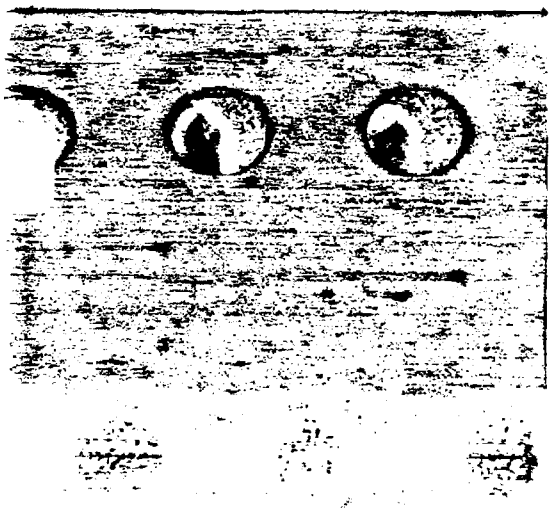
0189244
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9714 06/05 0101 03CHECK 360.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10075 PG 434

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50
06/05/96 01 11:13 0001 9714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189244
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047578