File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

MBK 10084 PG 20

#13923

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN F. GANGAWARE	FIRST AMERICAN NATIONAL BANK	104-7
(NAME)	(NAME)	
2803 Belcourt Avenue	FIRST AMERICAN CENTER	112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37237	24W05795
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ALFRED T. ADAMS, III , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN F. GANGAWARE , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 Block 3 on the Plan of Fairfax Place, as of record in Plat Book 547, page 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alfred T. Adams, III by quitclaim deed from Alf Adams, Jr. and wife, Peggy K. Adams of record in Book 7483, page 324, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 736, page 566; and (3) All matters appearing on the Plan of record in Plat Book 547, page 138, said Register's Office.

Graham C. Adams, spouse of Alfred T. Adams, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Alfred T. Adams, III.

0191832

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
JUN 12 AM 10:33

2495 06/12 0101 03CHECK 693.50

This is improved ( ) unimproved (XX) property, known as 2803 Belcourt Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of June, 19 96

Alfred T. Adams III
ALFRED T. ADAMS, III

Graham C. Adams
GRAHAM C. ADAMS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFRED T. ADAMS, III AND WIFE, GRAHAM C. ADAMS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of June 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 10084 PG 21

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 19 96.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

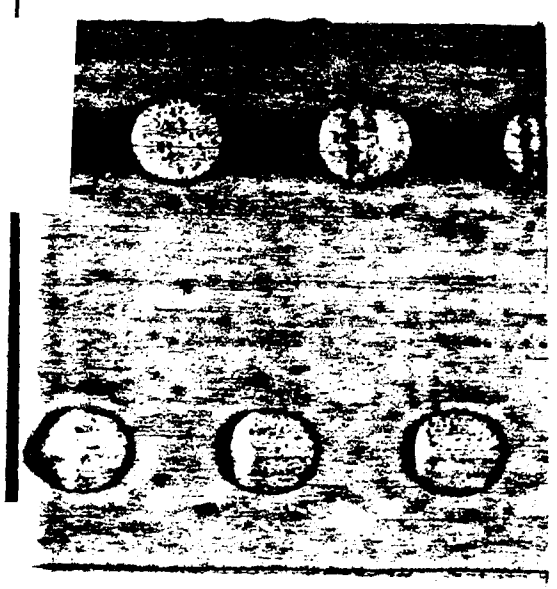
ALFRED T. ADAMS, III

TO

KEVIN F. GANGAWARE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

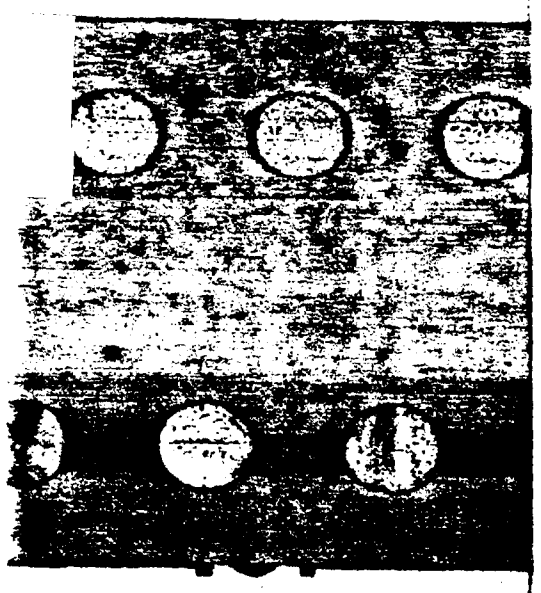
RECEIVED OF _____

FOR _____

BOOK 10084 PG 22

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
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY CHECK 693.50

06/12/96 01 10:37 0001 2495

0191832
IDENTIF. ← REFERENCE

96 JUN 12 AM 10:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1050327