BK/ 10097 PG 541

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June
I. DYKE TATUM
Notary Public
MY COMMISSION EXPIRES July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
LINDA M. GEST	FIRST AMERICAN NATIONAL BANK	91-1-85
(NAME)	(NAME)	
742 23RD STREET	FIRST AMERICAN CENTER	08DA-25487
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37237	
(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, ESTATE OF RUBY HAZEL BATES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA M. GEST, 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 DAVIDSON County, Tennessee, being Lot No. 2, on the Plan of ROCKMONT SUBDIVISION, of record in Book 4300, page 71, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JESSE W. BATES AND WIFE RUBY H. BATES, by deed from Cheek & JONES, of record in Book 4648, page 84, Register's Office for DAVIDSON County, Tennessee. The said JESSE W. BATES predeceased RUBY H. BATES. The said RUBY H. BATES has since died testate; and by Will of record in Will Book 198, page 33, Probate File No. 95P876, Probate Court for DAVIDSON County, Tennessee, appointed SUSAN CHRISTINE BRYANT, EXECUTRIX and therein authorized and empowered her to convey subject property.

RUBY HAZEL BATES AND RUBY H. BATES ARE ONE IN THE SAME PERSON.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated May 8, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 742 23RD STREET, NASHVILLE, TN 37209
(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 24th day of June 19 96

ESTATE OF RUBY HAZEL BATES
By: Susan Christine Bryant, Executrix
SUSAN CHRISTINE BRYANT, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SUSAN CHRISTINE BRYANT and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the EXECUTRIX and _____ respectively of the ESTATE OF RUBY HAZEL BATES the within named bargainor, and corporation, and that she as such EXECUTRIX 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 SUSAN CHRISTINE BRYANT as such EXECUTRIX, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 24th day of June 19 96.

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE

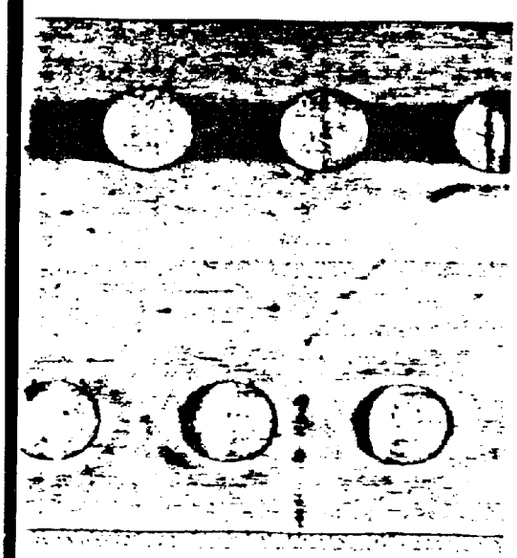
*** CONTINUATION

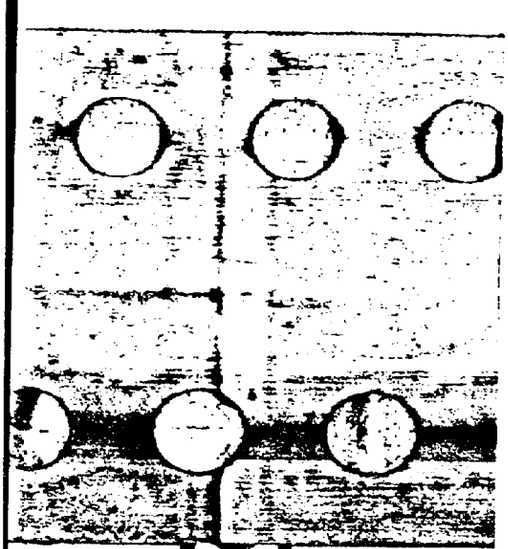
NASHVILLE, TN 37203

0196341
IDENTIFICATION REFERENCE

96 JUN 25 P1:12:50
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7421 96/25 0101 33CHECK 229.15





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK/PG 10097/PG 543

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 59500.00
				CON TX 220.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 229.15
				CHECK 229.15
06/25/96	01			12:53 0001 7421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196341
IDENTIF. # REFERENCE

96 JUN 25 PM 12:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1055189