BK/ 10122 PG 448

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 11th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

N0696-480L

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
Sandra K. Starling (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 70.13
1911 South Hamilton Road (ADDRESS)	First American Center (ADDRESS)	PARCEL 58
Nashville, Tennessee 37218 (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, Ronald Steven Pardue and wife, Nancy Sue Pardue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra K. Starling, 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 the north one-half of Lot No. 6 and the south, one-quarter of Lot No. 5 of Block No. 1 on the Map of G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, page 191, Register's Office for said County.

Said North one-half of Lot No. 6 fronts 50 feet on the westerly side of South Hamilton Road, and runs back between lines as measures from the center line of said road 289 1/2 feet, more or less, on the southerly line and 286 feet more or less on the northerly line to a dead line on which it measures 50 feet.

Said south one-quarter of Lot. No. 5 fronts 25 feet on the westerly side of South Hamilton Road and runs back between parallel lines with the north line of Lot No. 6 to a dead line.

Being the same property conveyed to Ronald Steven Pardue and wife, Nancy Sue Pardue by deed from Nathan Wall And wife, Patricia Wall of record in Deed Book 6247, Page 700, Register's Office for said County.

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 1911 South Hamilton Road, Nashville, Tennessee 37218
(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 our hand S this 11th day of July 19 96

Ronald Steven Pardue

Ronald Steven Pardue

Nancy Sue Pardue

Nancy Sue Pardue

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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 Ronald Steven Pardue and wife, Nancy Sue Pardue

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 96.

Commission expires November 28, 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_____.

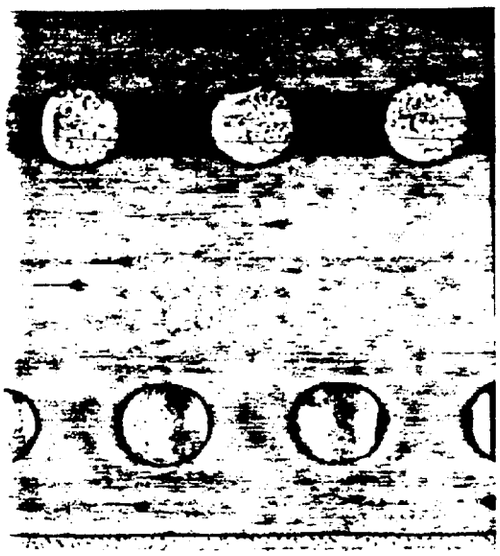
My commission expires _____

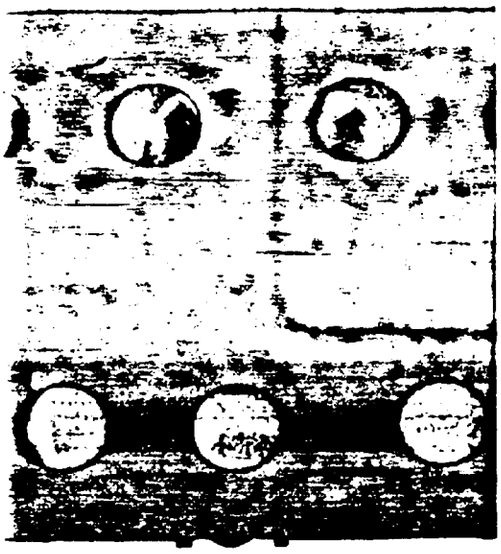
Notary Public

02041102

96 JUL 16 PM 12:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

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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 59900.00
				CON TX 221.63
				PRFEE 1.00
				MREED 8.00
				TOTAL 230.63
				CHECK 230.63
			07/16/96 01	12:32 0001 3803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204102
IDENTIFICATION REFERENCE

96 JUL 16 PM 12:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1063470