FILE BOX 45

BOOK 10124 PG 252

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

LOVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Jean Pruitt (NAME)	First American National Bank (NAME)	MAP 98-5
532 New Castle Lane (ADDRESS)	First American Center (ADDRESS)	PARCEL 68
Hermitage, TN 37076 (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, Craig McCleaver and Wayne McCleaver and Jason McCleaver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Jean Pruitt

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:

BEING Lot No. 186, on the plan of Lake Park Subdivision, Section 9, of record in Plat Book 4955, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Antoinette McCleaver (now being deceased) by deed from Gary D. Gray and wife, Carol S. Gray, of record in Book 8745, Page 24, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5086, Page 976, Register's Office for said County.

Power of Attorney of record in Book 10124, Page 249, Book 10124, Page 250, and Book 10124, Page 251, said Register's Office.

96 JUL 17 PM 2:5[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0204623
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 532 New Castle Lane, Hermitage, TN 37076
(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

Craig McCleaver by Daniel Fritts Atty in Fact

Jason McCleaver by Daniel Fritts Atty in Fact

Wayne McCleaver by Daniel Fritts Atty in Fact

BOOK 10124 PG 253

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

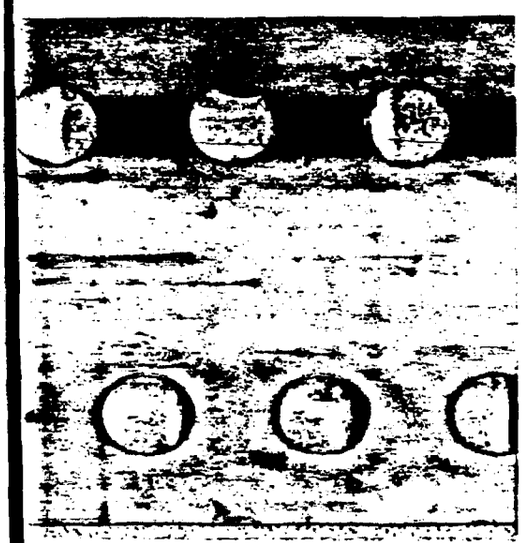
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Daniel Furth , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Craig McCleaver, Wayne McCleaver, and Jason McCleaver as their Attorney in Fact as the free act and deed of the within named Craig McCleaver, Wayne McCleaver, and Jason McCleaver . Witness my hand and official seal at Nashville , Tennessee the 11th day of July 1996 .

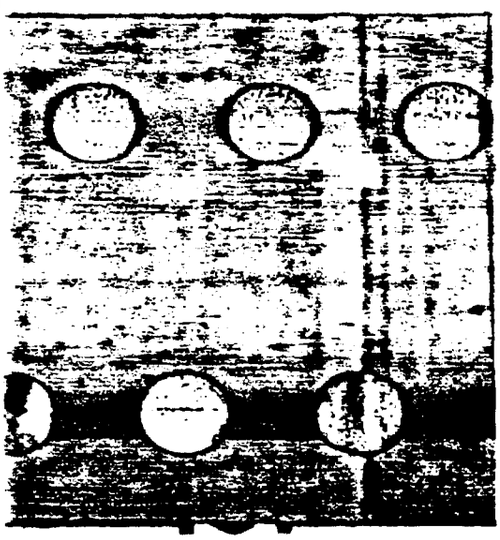
My Commission Expires: ~~7/20/99~~ 11/22/97

Notary Public
Lovelle J. Eatherly

LOVELLE J. EATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

6368 07/17 01:01 03CHECK 397.50





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 254

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 105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 397.50
				CHECK 397.50
07/17/96	01			14:54 0001 6368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204623 IDENTIF. # REFERENCE

96 JUL 17 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064023