WARRANTY DEED

STATE OF TENNESSEE BOOK 10144 PG 102
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Susan D Tipton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 96

Laura A Beasley
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle D. Tipton (NAME)	First American National Bank (NAME)	MAP 131-3-J
1904 Liberty Square (ADDRESS)	First American Center (ADDRESS)	PARCEL 2CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	16DA 40607

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, David B. Davis, II and wife, Donna L. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle D. Tipton and wife, Susan D. Tipton

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 Liberty Hall Subdivision, of record in Book 6900, page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David B. Davis, II and wife, Donna L. Davis by deed from Jerome Rosenblum and Fred Yazdian of record in Book 8985, page 229, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7099, page 132, said Register's Office.

Subject to driveway easement of record in Book 8985, page 226, and Storm and Drainage Easement of record in Book 4121, page 409, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1904 Liberty Square, Nashville, TN 37215
(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 1st day of August 19 96

David B. Davis, II By Ira W. Frye atty in fact.
David B. Davis, II By Ira W. Frye by Power of Attorney recorded simultaneous herewith

Donna L. Davis By Ira W. Frye atty in fact.
Donna L. Davis By Ira W. Frye by Power of Attorney recorded simultaneous herewith

BOOK 10144 PG 103

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)

On August 1, 1996 before me personally appeared Ira W. Frye to me known to be the person who executed the foregoing instrument in behalf of David B. Davis, II and Donna L. Davis and acknowledged that he executed same as the free act and deed of said David B. Davis, II and Donna L. Davis for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August 1996.

My Commission Expires:

11/22/97

NOTARY PUBLIC AT LARGE

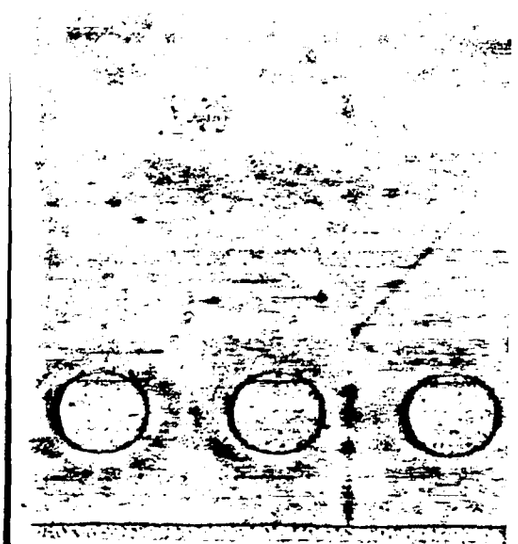
Laura A. Blasley
Notary Public

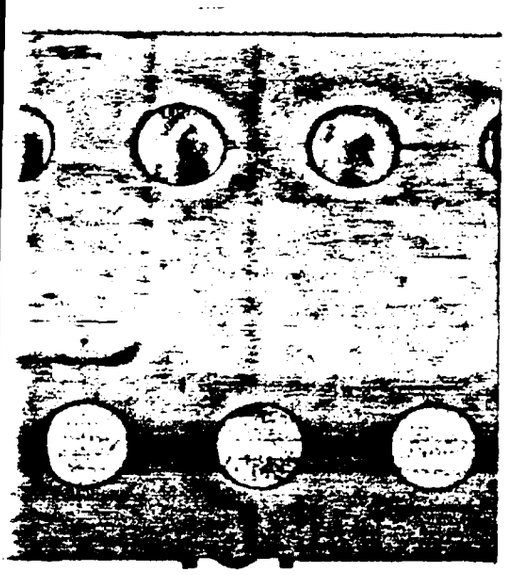
96 AUG -2 PM 2:32

REGISTER
DAVIDSON COUNTY, TN.

021051G
IDENTIF. # REFERENCE

2695 08/02 0101 03CHECK 934.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10144 PG 104

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 250000.00
				CON TX 925.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 934.00
				CHECK 934.00
			08/02/96 01	14:35 0001 2695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02105 16 IDENTIF. ↑ REFERENCE

96 AUG -2 PM 2:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1070271