WARRANTY DEED

FILE BOX 3

BOOK 10154 PG 663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Mary E. Pennington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 96

Patsy McGee
Notary Public

MY COMMISSION EXPIRES: 1-29-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney, 1187 Vultee Boulevard, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Pennington (NAME)	First American National Bank (NAME)	59-14-11
3000 West Hamilton Avenue (ADDRESS)	First American Center (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237-0209 (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, Mary B. Garrison, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Pennington, Married

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. 226 on the plan of Treppard Heights, as of record in Book 2663, pages 64 and 65, Register's Office for said County, as follows: Beginning at a point in the westerly margin of Buena Vista Pike at the corner of Lots 225 and 226; thence with the line between said lots, southwesterly 237.2 feet to the line of Lot No. 227; thence with the line between Lots Nos. 226 and 227, southeasterly 195.2 feet to the northwesterly margin of West Hamilton Avenue; thence with the margin of the same, northeasterly around a slight curve, 140 feet to the beginning of a curve; thence around said curve, northerly 39.27 feet to the margin of Buena Vista Pike; thence with the margin of the same, northwesterly 120 feet to the point of beginning.

Being the same property conveyed to Mary B. Garrison by deed from George E. McFerrin, Sr., and wife, Ethel E. McFerrin of record in Deed Book 4268, page 802, Register's Office for said County.

This conveyance is subject to and easement for sewers and/or storm dr[illegible]nage of record in Deed Book 5022, Page 935, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3000 West Hamilton Avenue, 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 my hand this 26th day of July 19 96

Mary B. Garrison
Mary B. Garrison

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 Mary B. Garrison, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July 19 96

Commission expires 1-29-2000

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 _____.

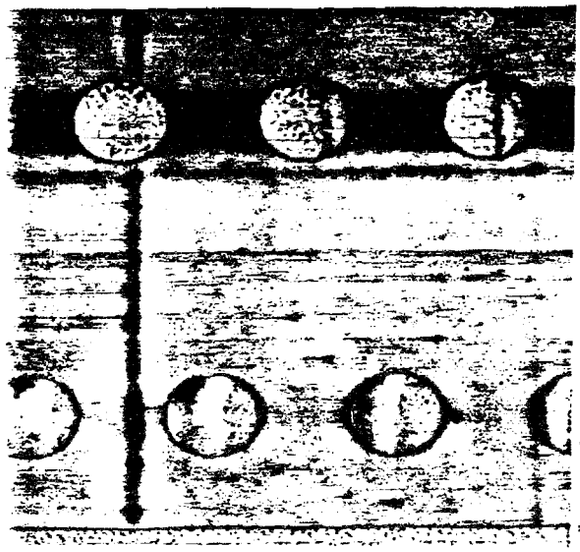
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

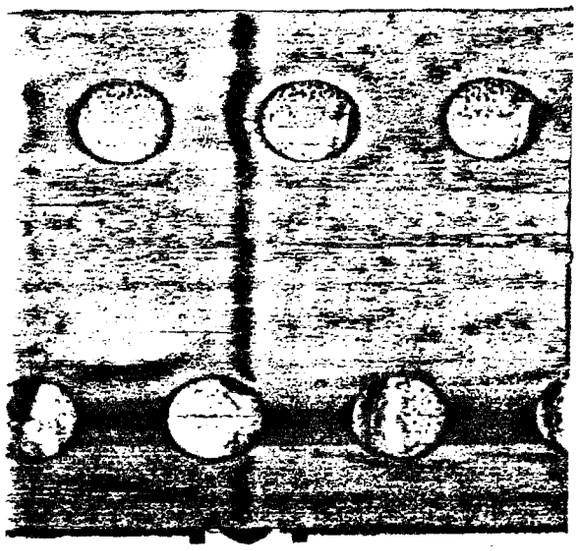
My commission expires _____

Notary Public

02 13956
IDENTIF. ↑ REFERENCE
96 AUG 13 AM 9:27
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6401 08/13 0101 03CHECK 249.50





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

RECEIVED OF _____

FOR _____

BOOK 10154 PG 665

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
			08/13/96 01	09:28 0001 6401

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13956
IDENTIF. # REFERENCE

96 AUG 13 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1018987