WARRANTY DEED

BOOK 10181 PG 656

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

x _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(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
KEVIN W. FEGAN	FIRST AMERICAN NATIONAL BANK	129-3-5
(NAME)	(NAME)	
223 ROBIN HILL ROAD	FIRST AMERICAN CENTER	08DZ-70890
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	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, SAMUEL G. MAGUIRE AND WIFE, F. CLARICE MAGUIRE, AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN W. FEGAN AND WIFE, HAZEL C. FEGAN

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. 45, on the Plan of SECTION I, WEST MEADE FARMS INC., of record in Book 1424, page 47, 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 SAMUEL G. MAGUIRE AND WIFE, F. CLARICE MAGUIRE, as tenants by the entirety, by deed from Ronald B. Addlestone, Unmarried, as surviving tenant by the entirety, of record in Book 7879, page 478 and re-recorded in Book 7884, page 257, Register's Office for DAVIDSON County, Tennessee.

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

This instrument is executed on behalf of SAMUEL G. MAGUIRE, by F. CLARICE MAGUIRE, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 223 ROBIN HILL ROAD, NASHVILLE, TN 37205
(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 5th day of September, 19 96

SAMUEL G. MAGUIRE
By: Samuel G. Maguire by F. Clarice Maguire by Atty in fact
F. CLARICE MAGUIRE, ATTORNEY-IN-FACT

F. Clarice Maguire
F. CLARICE MAGUIRE

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 F. CLARICE MAGUIRE

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 5TH day of SEPTEMBER, 19 96

Commission expires 11-27-99

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 F. CLARICE MAGUIRE, 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 on behalf of SAMUEL G. MAGUIRE, as his Attorney-in-Fact, as the free act and deed of the within named SAMUEL G. MAGUIRE.

WITNESS my hand and official seal at Nashville, Tennessee, this 5TH day of SEPTEMBER, 1996.

My Commission Expires: 11/29/99

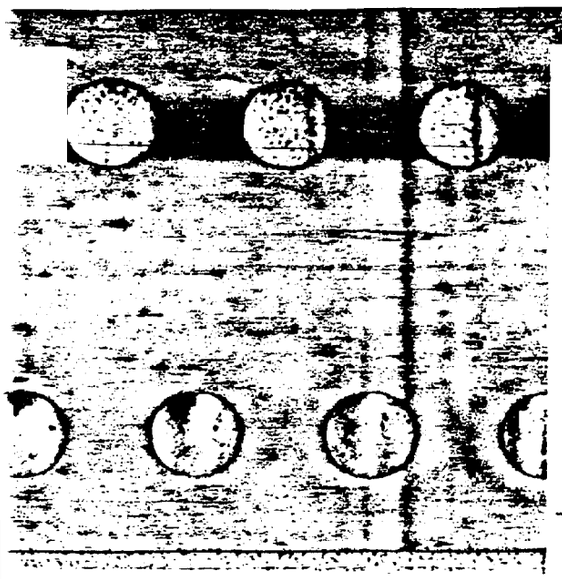
NOTARY PUBLIC

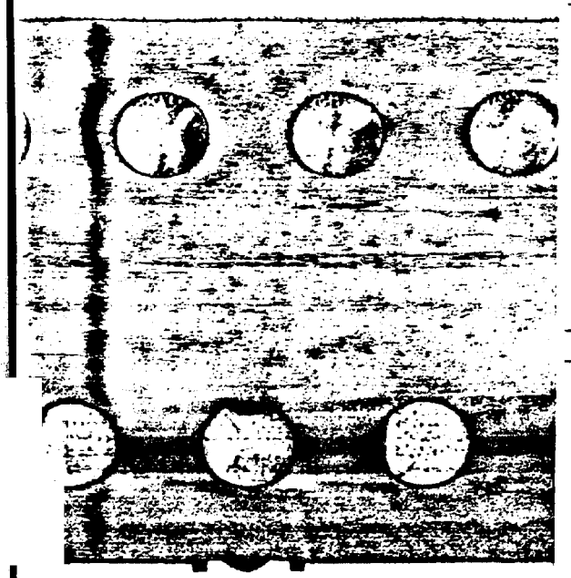
0222176
IDENTIF. ↑ REFERENCE

96 SEP -6 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5178 09/06 0101 03CHECK 1193.00





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

RECEIVED OF _____

FOR _____

BOOK 10181 PG 658

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 320000.00
				CON TX 1184.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1193.00
				CHECK 1193.00
			09/06/96 01	10:53 0001 5178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222176
IDENTIF. ↑ REFERENCE

96 SEP -6 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027675