BOOK 10182 PG 392

THIS INSTRUMENT PREPARED BY:
Richard J. Nickels
Watkins, McGugin, McNeilly
& Rowan, P.L.L.C.
Suite 300, 214 Second Avenue North
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LES GRAHAM 1086 E. Trinity Lane Nashville, Tennessee 37216	Same	Map: 72-6 Par: 229

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 10th day of September, 1996.

Notary Public

My Commission Expires: 11-22-97

CONNIE TOMLINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

FOR AND IN CONSIDERATION of the sum Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, Trustee under the Will of Harold C. Caudle, and JUNE A. CAUDLE (hereinafter "GRANTORS"), have this day bargained and sold and do hereby transfer and convey unto LES GRAHAM (hereinafter "GRANTEE"), a resident of Davidson County, Tennessee, his heirs and assigns, that certain tract or parcel of real estate located in Davidson County, Tennessee, and particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dr. E.T. Brown's Subdivision of the J. B. King land, as of record in Book 332 at Page 96, Register's Office of said county.

Said Lot No. 9 fronts 88 1/2 feet on the Southerly side of Trinity Lane as widened and runs back 351 feet on the Easterly line with the Westerly margin of an alley and 334 feet on the Westerly line to a point in the rear, being triangular in shape.

Being the same property conveyed to Dr. Harold C. Caudle and wife, June A. Caudle by deed from Paul Eddie Spears and wife, Nellie G. Spears of record in Book 2097, page 67, said Register's Office. By instruments of record in Book 4835, page 257, and Book 4853, page 881, the said June A. Caudle quitclaimed her interest to Harold C. Caudle. The said Harold C. Caudle having since died and by will of record in Will Book 169, page 150, Probate Court Clerk's Office, Davidson County, said property was devised to June A. Caudle, the said June A. Caudle having conveyed a 36.47% interest to First American Trust, N.A., Trustee under the will of Harold C. Caudle, of record in Book 8815, page 777, as corrected in Book 9008, page 25, said Register's Office.

Said property is known as 1080 East Trinity Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever. GRANTORS covenant that the Property is free from all encumbrances made or suffered by them, except as otherwise set forth herein. The said real estate is conveyed subject to real estate taxes for the current year which have been prorated and assumed by GRANTEE.

GRANTOR, June A. Caudle and GRANTOR, First American National Bank solely in its representative capacity as Trustee under the Will of Harold C. Caudle, further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons, claiming by, through or under it.

IN WITNESS WHEREOF, the GRANTORS have caused this Deed to be executed this 4 day of September, 1996, the corporate party having caused its name to be signed hereto by its duly authorized representative on said day and date.

FIRST AMERICAN NATIONAL BANK, Trustee under the Will of Harold C. Caudle

By: Deborah H. Tennessee

Title: Vice President

June A. Caudle

JUNE A. CAUDLE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Terri Smiley, of the State and County aforesaid, personally appeared Deborah H. Hennessee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of FIRST AMERICAN NATIONAL BANK, the within named bargainor, a national banking association, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4 day of September, 1996.

Terri Smiley
NOTARY PUBLIC

TERRI SMILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
11/27/99

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public of State and County aforesaid, personally appeared JUNE A. CAUDLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4 day of September, 1996.

Terri Smiley
Notary Public

TERRI SMILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

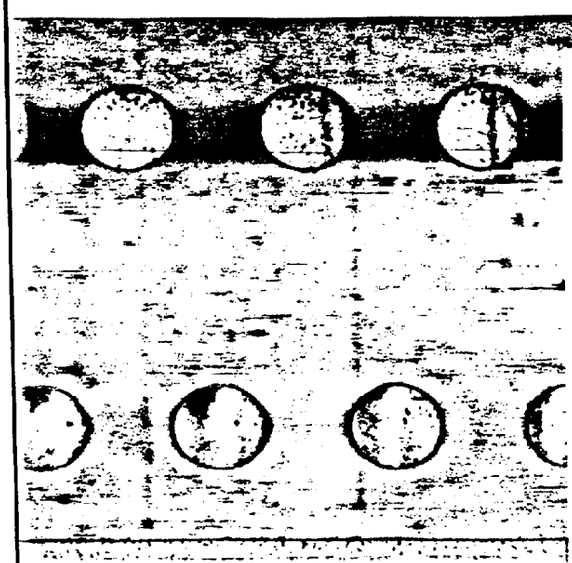
11/27/99

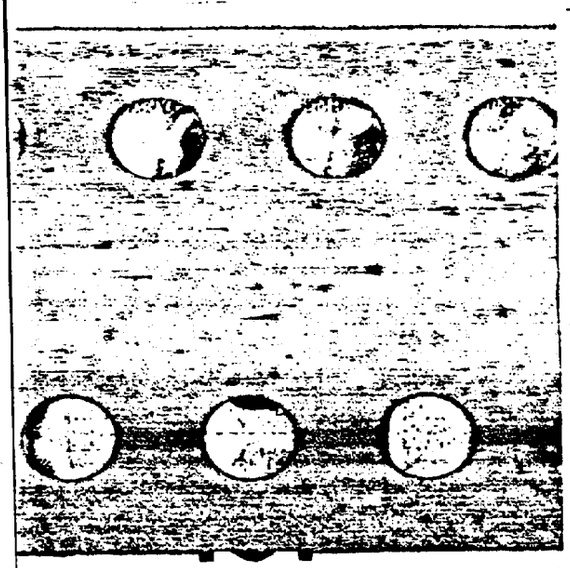
0222395
IDENTIFICATION REFERENCE

PICK-UP
96 SEP -6 PM 3:21
FELIX J. DEJOHN REGISTER
DAVIDSON COUNTY, TN.

5415 09/06 0101 03CHECK 112.90

G:\USERS\RJN\CAUDLE.TWD\08-29-96





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

RECEIVED OF _____

FOR _____

BOOK 10182 PG 395

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	27000.00
			CON TX	99.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	112.90
			CHECK	112.90
09/06/96	01		15:23 0001	5415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222395 IDENTIF. # REFERENCE

96 SEP -6 13:21

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1027909