File 14284
File Box 9B (First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Attorney
2000 Richard Jones Road, #110
Nashville, TN 37215

FILED 10274 PG 902

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
W. BRIAN REAMES (NAME)	FIRST UNION NATIONAL BANK (NAME)	Map 116-11
412 Ellendale Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 29547 (STREET ADDRESS)	Parcel 20
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Raleigh, NC 27626-0547 (CITY) (STATE) (ZIP)	FB. BM4060

FOR AND IN 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, CHRISTOPHER WAS, EXECUTOR OF THE ESTATE OF LEONARD B. BEACH AND CHRISTOPHER WAS AND FIRST AMERICAN NATIONAL BANK AS CO-TRUSTEES OF THE FAMILY TRUST CREATED THEREUNDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. BRIAN REAMES AND WIFE, LEIGH B. REAMES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 7 and the westerly 25 feet of Lot No. 14 of Block "D" on the Plan of Honeywood Subdivision of the Malone Property, not of record, described according to a survey made by Barge, Waggoner, and Sumner, Engineers, August 29, 1962, as follows:

Beginning on the easterly margin of Ellendale Drive, at a point 600 feet south of the southerly margin of Malone Avenue; thence easterly, parallel with, and 600 feet distant from said margin of Malone Avenue 250 feet; thence southerly, parallel with Ellendale Drive 200 feet; thence westerly parallel with Malone Avenue 250 feet to the easterly margin of Ellendale Drive; thence, northerly, with the easterly margin of Ellendale Drive 200 feet to the beginning.

Being the same property conveyed to Leonard B. Beach and wife, Cicely C. Beach by Installment Deed from Sarah Stewart Hooper, a widow of record in Book 3435, page 586, said Register's Office. Cicely C. Beach has since conveyed her interest in said property to Leonard B. Beach by quitclaim deed of record in Book 5478, page 111, Register's Office for Davidson County, Tennessee. Leonard B. Beach has subsequently died.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; and (2) Easements of record in Book 5818, page 859, said Register's Office.

Cicely C. Beach, spouse of Leonard B. Beach, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property under the Will of Leonard B. Beach.

0291 12/02 0101 03CHECK 3440.75

unimproved ( )
This is improved (X) property, known as 412 Ellendale Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of November, 19 96

Christopher Was, Executor and Co-Trustee
CHRISTOPHER WAS, EXECUTOR OF THE ESTATE OF LEONARD B. BEACH AND CO-TRUSTEE OF THE FAMILY TRUST CREATED THEREUNDER

Cicely C. Beach, by Christopher M. Was, attorney-in-fact
CICELY C. BEACH
BY: CHRISTOPHER M. WAS, ATTORNEY-IN-FACT
FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

FIRST AMERICAN NATIONAL BANK, CO-TRUSTEE OF THE FAMILY
R BY:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10274 PG 903

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER WAS, Individually and as Executor and Co-Trustee with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of November, 19 96.

My commission expires 9/23/2000 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS A. KIRBY with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of First American National Bank the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 25th day of November, 19 96.

My commission expires 11-28-98 Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher M. Was, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Cicely C. Beach, and is authorized by the said Cicely C. Beach to execute this instrument on her behalf.
Witness my hand, at Office, this 25th day of November, 1996.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 927,500.00

W. Brian Reames
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 96.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

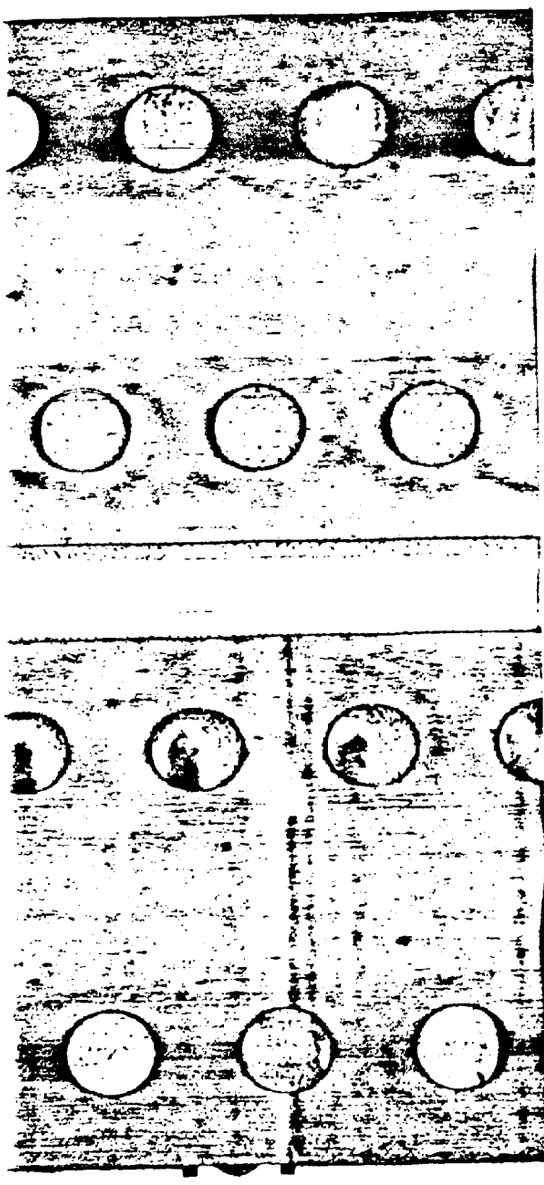
FROM
CHRISTOPHER WAS, EXECUTOR AND CO-TRUSTEE AND FIRST AMERICAN NATIONAL BANK CO-TRUSTEE

TO
W. BRIAN REAMES AND WIFE, LEIGH B. REAMES

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
96 DEC -2 AM 10:14

0251060



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

RECEIVED OF _____

FOR _____

BOOK 10274 PG 904

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	
				927500.00
			CON TX	3431.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	3440.75
			CHECK	3440.75
12/02/96		01	10:16 0001	0291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251060
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092967