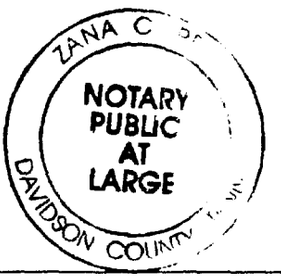
FILE 10282 PG 316

FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon S. Saunders (NAME)	First American National Bank (NAME)	MAP 44-15
1109 Bryan Street (ADDRESS)	First American Center (ADDRESS)	PARCEL 231
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Bertha Hall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon S. Saunders and Cortni R. Eby, both unmarried

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:

BEING Lot 141 of Section "C" on the Plan of E.I. DuPont deNemours and Company's Subdivision as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Bryan Street, at the corner of Lots Nos. 140 and 141; thence with the line between said lots eastwardly 61.4 feet to the corner of Lots Nos. 136, 137, 140 and 141; thence with the line between Lots Nos. 137 and 141; southwardly 49 feet to the northerly margin of an unnamed street; thence with the northerly margin of same, westwardly 51.3 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the easterly margin of Bryan Street; thence with the easterly margin of same, northwardly 39 feet to the beginning.

BEING the same property conveyed to J.W. Hall and wife, Bertha Hall by deed from Mrs. Ruby Cunningham, of record in Book 7599, Page 49, Register's Office for said County. The said J. W. Hall now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 1712, Page 499, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 1109 Bryan Street, Old Hickory, TN 37138
(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 27th day of November, 19 96

Bertha Hall

Bertha Hall

BK 10282 PG 317

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 Bertha Hall, unmarried

the bargainor, with whom I am personaliy 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 Hermitage, Tennessee, this 27th day of November, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON TENN.

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

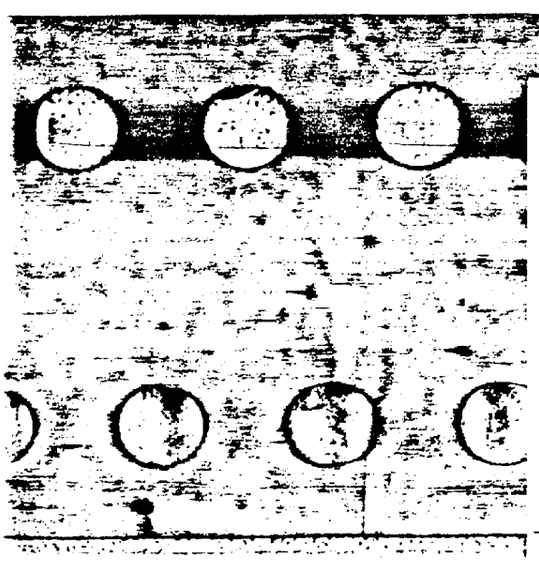
0253177
IDENTIF. ↑ REFERENCE

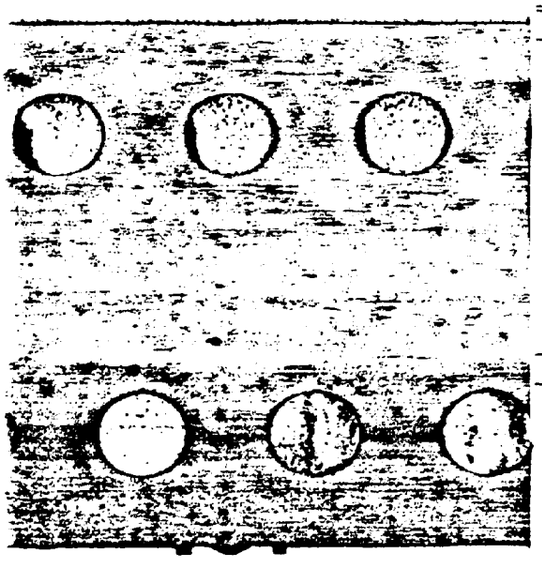
96 DEC -5 PM 2:20

ELIA ANDERSON REGISTER
DAVIDSON COUNTY, TN.

2611 12/05 0101 03CHECK

22.7





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

RECEIVED OF _____

FOR _____

BOOK 10282 PG 318

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 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
TOTAL 221.75
CHECK 221.75

12/05/96 01 14:22 0001 2611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253177
IDENTIF. & REFERENCE

96 DEC -5 PM 2:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095263