B-X17

WARRANTY DEED

FILED 10295 PG 862

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,620.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 6/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford W. Young (NAME)	First American National Bank (NAME)	MAP 86-8
1536 Market Square (ADDRESS)	First American Center (ADDRESS)	PARCEL 48
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	4D 91399

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, Judy C. Fann and husband, Richard Fann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradford W. Young and wife, Stacy C. Young

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 273, on the Plan of Jackson's Retreat, Phase V-A, of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judy C. Fann by deed from Beverly D. Storch of record in Book 9404, page 829, Register's Office for Davidson County, TN.

Richard Fann joins in this conveyance to convey any interest he may have as the husband of Judy C. Fann.

Subject to restrictions of record in Book 6482, page 679, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 5741, page 360 and By-Laws of record in Book 5745, page 294, said Register's Office.

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

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1536 Market Square, Hermitage, TN 37076
(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 13th day of December 19 96

Judy C. Fann
Judy C. Fann

Richard D. Fann
Richard Fann

Richard Fann and Richard D. Fann are one and the same person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

R 10295 863

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy C. Farr and husband, Richard Fann

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

Commission expires 11/22/97

NOTARY PUBLIC AT LARGE

Laura A. Bradley
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 _____

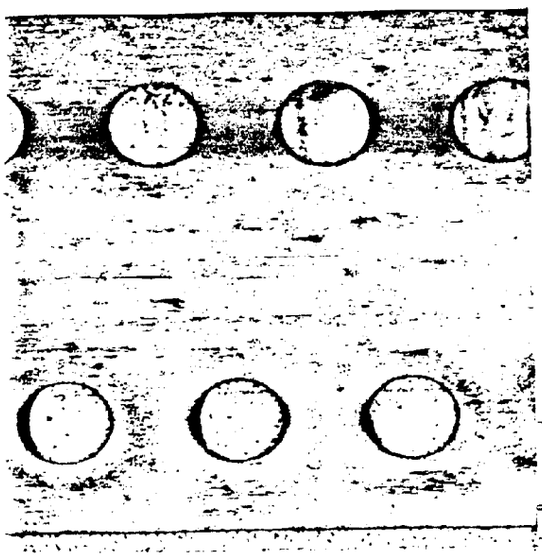
_____
Notary Public

7449 12/19 0101 03CHECK 362.80

025714
IDENTIFICATION REFERENCE

96 DEC 19 AM 11:35

DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

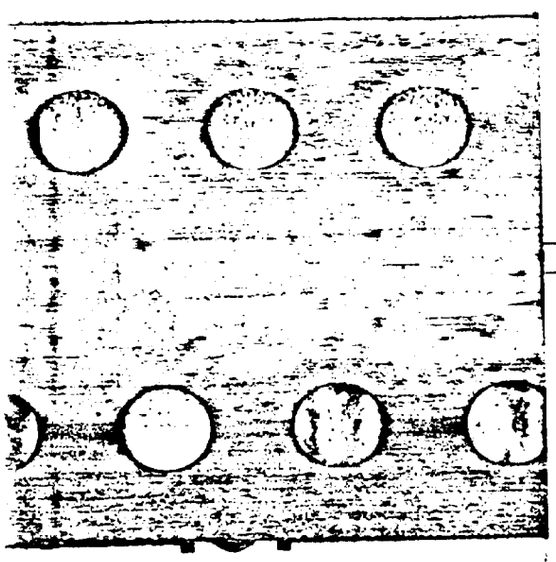
RECEIVED OF _____

FOR _____

BOOK 10295 PG 864

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	95620.00
CON TX	353.80
PRFEE	1.00
WDEED	8.00
TOTAL	362.80
CHECK	362.80

12/19/96 01 11:35 0001 7449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257414

IDENTIF. # REFERENCE

96 DEC 19 AM 11:35

REGISTER

DAVIDSON COUNTY, TN.

No. 1100037