WARRANTY DEED

BOOK 10387 PG 566

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF March 97

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 223 Madison St. Ste. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronny E. McMackins	First American National Bank	64
(NAME)	(NAME)	
100 Keeneland Court	First American Center	12C
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37237	100.00
(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, I Joyce Anne Black

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronny E. McMackins and wife, Joyce J. McMackins

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 BUILDING Envelope 100 of Lexington, Ltd., Phase I, of record in Plat Book 6250, Page 340, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Building Envelope.

BEING the same property conveyed to Joyce Anne Black, by Warranty Deed from Lexington, Ltd., Lloyd H. Griffin and Real Estate Advisory & Development Corporation, Co-General Partners (a Tennessee Limited Partnership), of record in Book 6981, Page 666, Register's Office for Davidson County, Tennessee.

This Conveyance is made expressly subject to the following: (1) The Plan of record in Book 6250, Page 340, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines; (2) The premises herein is a building envelope which is a part of Lexington, Ltd., a Limited Partnership, established pursuant to the laws of the State of Tennessee pertaining thereto, as the same are set out in the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; of record in Book 6503, Page 20, said Register's Office; also subject to easements, rights, and interests in favor of other Unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the Regime and building thereon; and subject also, without limitations, to all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed of record in Book 6503, Page 1, said Register's Office.

unimproved ( )
This is improved (X) property, known as 100 Keeneland Court, 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 my hand this 19th day of March 19 97

Joyce Anne Black

Joyce Anne Black

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 Joyce Anne Black

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 Hermitage, Tennessee, this 19th day of March 19 97.

Commission expires 5-23-98

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

0285226

IDENTIFICATION REFERENCE

97 MAR 21 AM 9:09

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9500 03/21 0101 02CHECK 675.00



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

RECEIVED OF _____

FOR _____

BOOK 10387 PG 568

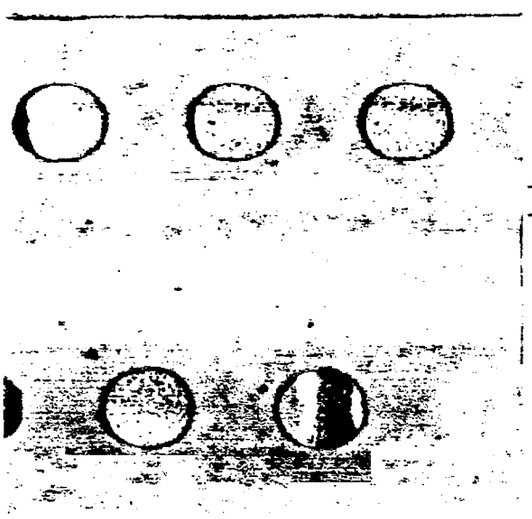
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	180000.00
CON TX	666.00
PRFEE	1.00
WDEED	8.00
TOTAL	675.00
CHECK	675.00

03/21/97 01 09:13 0001 9500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0285226
IDENTIF. & REFERENCE

97 MAR 21 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129811