[redacted]

BK/10392PG459

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
First American National Bank, Co-Trustee 400 First American Center Nashville, Tennessee 37237-0402 Attn: Douglas Kirby	Same	103-16A-42

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN H. HAGGARD, and wife, NELL F. FROSH HAGGARD ("Grantors") have bargained and sold, and by these presents transfer and convey unto FIRST AMERICAN NATIONAL BANK, Successor Co-Trustee and PAULINE WEIL STEINE, Co-Trustee under the Will of DAVID STEINE ("Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 307 of Rokeby, a condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson county, Tennessee, as amended in Book 4983, page 98, Book 5096, page 4069, and further amended in Book 5459, page 179, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 3rd Floor of Rokeby of record in Book 5060, page 135, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said plan of record in Book 5060, page 135, said Register's Office. Parking space No. 33 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Being the same property conveyed to Nell M. Frosh, by deed from The Rokeby Corporation, of record in Book 5368, page 449, Register's Office for Davidson County, Tennessee, and being the same property conveyed to John H. Haggard to create a tenancy by the entirety, by quitclaim deed from Nell M. Frosh Haggard, being one and the same person as Nell M. Frosh, of record in Book 5397, page 929, said Register's Office.

The source of this description is the prior deed.

This is improved property known as 3901 West End Avenue, Unit 307, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters:

1. 1997 property taxes, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 5050, page 16, as amended in Book 5060, page 135, said Register's Office.

3. The premises is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of 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; also 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 buildings thereon; and also including without limitations all conditions, covenants restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rokeby, a Condominium, of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 4829, page 152, as amended in Book 4983, page 98, Book 5096, page 409 Book 5459, page 179, Book 7399, page 814, and Book 9828, page 213, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 26TH day of March 1997.

John H. Haggard
JOHN H. HAGGARD

Nell M. Frosh Haggard
NELL M. FROSH HAGGARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JOHN H. HAGGARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 1997.

Sharon K. Lacks
Notary Public

My Commission Expires:
7/29/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, NELL M. FROSH HAGGARD, the within named 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, at office, this 24th day of March, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:
7/29/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $112,500.00.

John H Haggard
Affiant

Sworn to and subscribed before me this 26th day of March, 1997.

Sharon K Lacks
Notary Public

My Commission Expires:

7/29/99

LACKS/ 513972

0087222



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

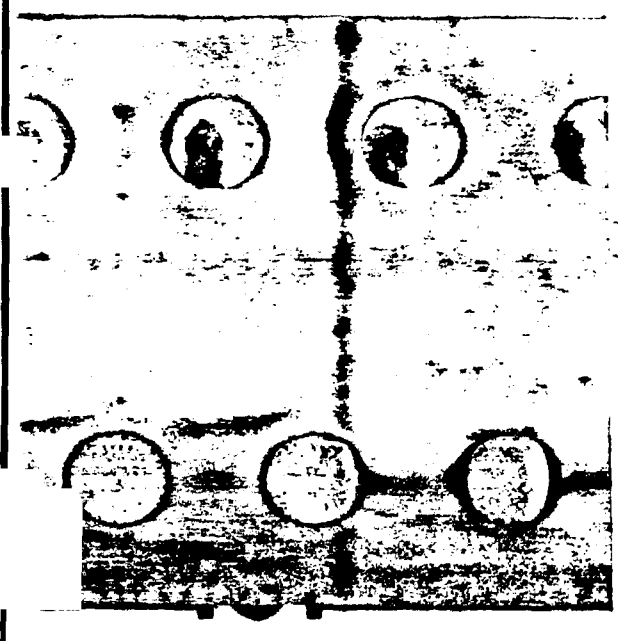
RECEIVED OF _____

FOR _____

BOOK 10392 PG 463

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 11250.00
CON TX 416.25
PRFEE 1.00
WDEED 16.00
TOTAL 433.25
CHECK 433.25

03/26/97 01 12:09 0001 1639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287222

IDENTIFICATION REFERENCE

97 MAR 26 PM 12:

DAVIDSON COUNTY TN

No. 1131930