96-2238/

CALLIS & HERSHEY
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122

FILED 10425PG373

ADDRESS NEW OWNER:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, TN 37122

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
N/A

MAP **96-1**
PARCEL **142**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHILLICOTHE PROPERTIES, INC., a Missouri corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto FIRST BANK & TRUST, a Tennessee Banking corporation, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Donelson Plaza Subdivision, as of record in Plat Book 5200, Page 381, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Chillicothe Properties, Inc., a Missouri corporation, by deed from Bank Midwest, N.A., of record in Book 10088, Page 361, Register's Office for Davidson County, Tennessee.

This is improved property known as 2725 Old Lebanon Pike, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Donelson Plaza Subdivision of record in Plat Book 5200, Page 381, Register's Office of Davidson County, Tennessee.

2. Easement granted to City of Nashville Waterworks Department of record in Book 3103, Page 83, Register's Office for Davidson County, Tennessee, being 10 feet wide and being 5 feet on each side of the center line of Old Lebanon Road, as relocated.

3. Easement granted to Commerce Union Bank by instrument of record in Book 3130, Page 315, said Register's Office.

4. Easements for all road, utilities, and all matters depicted on the plans of Donelson Shopping Center of record in Book 2900, Page 23 and in Book 3106, Page 6, said Register's Office.

5. Easements for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 4793, Page 726, Register's Office for Davidson County, Tennessee.

6. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 3106, Page 6 and Plat Book 2900, Page 23, Register's Office of Davidson County, Tennessee.

BOOK 10425 PG 374

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 17th day of April, 1997.

0296960

IDENTIFICATION

97 APR 23 AM 9:11

PICK-UP

CHILLICOTHE PROPERTIES, INC.

By: _____
AMY DICKINSON, President

2299 04/23 0101 03CHECK 185.00

STATE OF MISSOURI
COUNTY OF Jackson

Before me, the undersigned authority of the State and County aforesaid, personally appeared AMY DICKINSON with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be PRESIDENT of CHILLICOTHE PROPERTIES, INC., the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 17th day of April, 1997.

_____
NOTARY PUBLIC

ROBIN L. ROZELL-ESTENBAUM
Notary Public – Notary Seal
STATE OF MISSOURI
Ray County
My Commission Expires: Aug. 9, 1999

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $500,000.00.

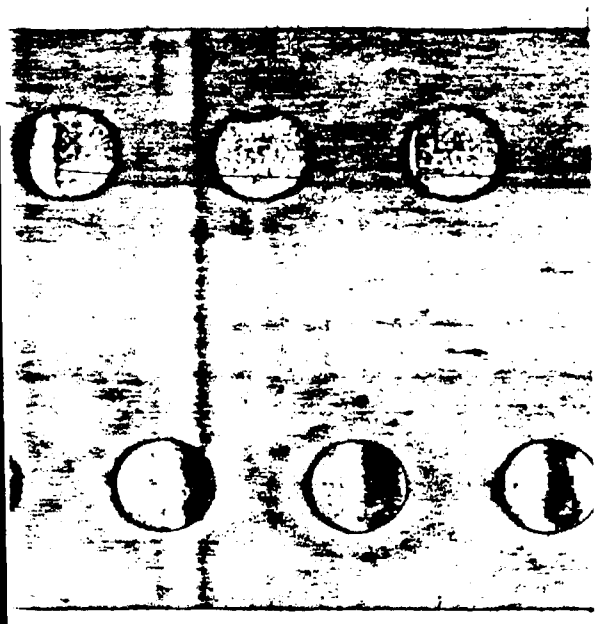
_____
AFFIANT

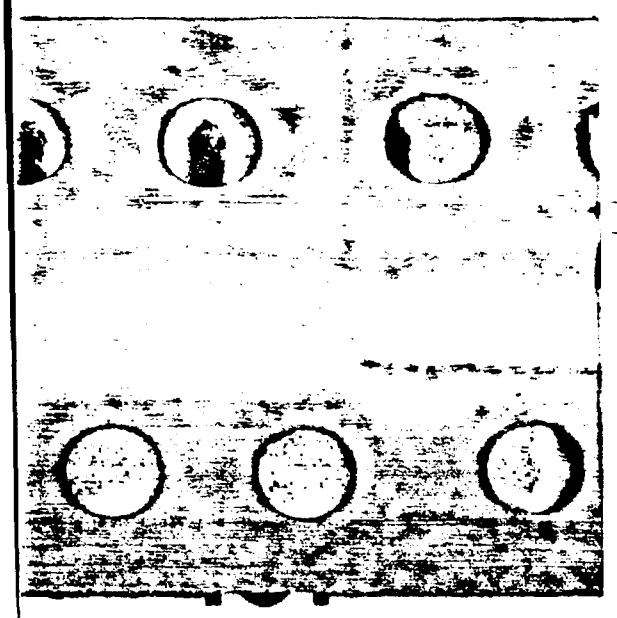
Subscribed and sworn to before me on this 17th day of April, 1997.

_____
NOTARY PUBLIC

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON TENN.

My Commission Expires: 1/3/2001





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10425 PG 375

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
500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 8.00
TOTAL 1859.00
CHECK 1859.00

04/23/97 01 09:08 0001 2299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296960
IDENTIFICATION REFERENCE

97 APR 23 AM 9:11

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1142428