Box 1

BOOK 10470 PG 591

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 97

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES 11/22/97

AFFIX SEAL

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Christa Lynn Phillips (NAME)	First American National Bank (NAME)	MAP 83-4
2316 Carter Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 175
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	15DA39118

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, Terrance Barr Schultz and husband, Earl Schultz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christa Lynn Phillips

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 the westerly 50 feet of the easterly 102 feet of the northerly 315 feet, more or less, of Lot No. 52 on the plan of Brownsville, of record in Book 21, page 9, Register's Office for said County, described in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated October 13, 1977, Job No. W2-16998-5, as follows:

Beginning at a point in the southerly margin of Carter Avenue, said point being located westwardly 52 feet along the southerly margin of Carter Avenue from the northwest corner of Lot No. 25 on the plan of Rosebank Subdivision, of record in Book 547, page 48, said Register's Office, said point also being the northwest corner of the property conveyed to Clyde C. May and wife, by deed from William O. Williamson and wife, of record in Book 1756, page 559, said Register's Office; thence with the westerly line of said May's property and parallel with the westerly line of said Lot No. 25 southwardly 315 feet, more or less, to a point in the northerly line of the property conveyed to R. David Stein by deed from E. Porter McKee, Jr., of record in Book 5057, page 312, said Register's Office; thence with a northerly line of said Stein's property north 84 deg. 05' west 50 feet, more or less to a point; thence with an easterly line of said Stein's property and continuing with the easterly line of the property conveyed to Coleman W. Carmen and wife, by deed from Lawrence

CONTINUED

This is unimproved ( ) improved (X) property, known as 2316 Carter Avenue, Nashville, TN 37206
(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 28th day of May 19 97

Terrance Barr Schultz

Terrance Barr Schultz

Earl Schultz

Earl Schultz

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 Terrance Barr Schultz and husband, Earl Schultz

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 13th day of May, 19 97.

Commission expires 11/22/97

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

BOOK 10470 PG 593

LEGAL DESCRIPTION CONTINUATION

F. Davis and wife, of record in Book 2293, page 123, said Register's Office, and parallel with the westerly line of said Lot No. 25 northwardly passing the southeast corner of said Carmen's property at 12 feet, a total distance of 313 feet, more or less, to the southerly margin of Carter Avenue; thence with the southerly margin of Carter Avenue, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Terrance Barr by deed from Freddie McLean and wife, Kanice J. McLean of record in Book 9321, page 961, Register's Office for Davidson County, TN. Terrance Barr having since married and now being Terrance Barr Schultz. Earl Schultz joins in this conveyance to convey any interest he may have as the husband of Terrance Barr Schultz.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

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

0309619

IDENTIFICATION REFERENCE

97 MAY 29 AM 11:37

DAVIDSON COUNTY, TN.

6252 05/29 0101 03CHECK 160.00

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

RECEIVED OF _____

FOR _____

BOOK 10470 PG 594

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 39900.00
CON TX 147.63
PRFEE 1.00
WDEED 12.00
TOTAL 160.63
CHECK 160.63

05/29/97 01 11:43 0001 6252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03096 19
IDENTIF. & REFERENCE

97 MAY 29 AM 11:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1