File Box #24

WARRANTY DEED

BOOK 10585 PG 274

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

James R Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Elliott (NAME)	First American National Bank (NAME)	MAP 149-5
4740 Volunteer Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 60
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	2DU68806

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, Harry F. Flemmings, Jr. and wife, Teresa D. Flemmings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Elliott and wife, Kimberly A. Elliott

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 132, Section One, Terragon Trails, as of record in Book 4860, Page 61, and amended in Book 7854, Page 227, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Harry F. Flemings, Jr. and wife, Teresa D. Flemings by deed from Robert L. Sanders and wife, Mary D. Sanders of record in Book 6281, Page 264, Register's Office, Davidson County, Tennessee.

Harry F. Flemings, Jr. and Harry F. Flemmings, Jr. is one in the same person.

Teresa D. Flemings and Teresa D. Flemmings is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4967, Page 406, said Register's Office.

This conveyance is subject to minimum building setback lines and utility easement of record in Book 4860, Page 61 and amended in Book 7854, Page 227, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4740 Volunteer Drive, Antioch, TN 37013
(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 26th day of August 19 97

Harry F. Flemmings, Jr.

Teresa D. Flemmings

BOOK 10585 PG 275

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 Harry F. Flemmings, Jr. and wife, Teresa D. Flemmings

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 26th day of August 19 97.

Commission expires 3-21-98

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

0342342
IDENTIF. & REFERENCE

97 AUG 28 AM 10:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2047 08/28 0101 03CHECK 321.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10585 PG 276

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	84500.00
CON TX	312.65
PRFEE	1.00
WDEED	8.00
TOTAL	321.65
CHECK	321.65

08/28/97 01 10:27 0001 2047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0342342 IDENTIF. & REFERENCE

97 AUG 28 AM 10:24 FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN.

No. 1191555