BOOK 10617 PG 46

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
David A. Bain 4004 Sussex Drive Nashville, Tennessee 37207	Map-Parcel 41-11-26	First American National Bank P.O. Box 290396 Nashville, TN 37229-0396
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Christie Ellen St. John**, an unmarried person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **David A. Bain**, an unmarried person (the "Grantee"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters on the Plan of Bellshire Estates, Section "A" of record in Book 2331, page 115 and 116, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 2538, page 103, said Register's Office.

This is improved property, known as **4004 Sussex Drive, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 1997.

Notary Public
My Commission Expires: 9-23-00

0440872.01
030370-019 09/19/97

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of September, 1997.

Christie Ellen St. John

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 Christie Ellen St. John, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19 day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 9-23-00

NOTARY PUBLIC AT LARGE

03511058
IDENTIFICATION REFERENCE

97 SEP 22 PM 1:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1318 09/22 0101 03CHECK 479.2X

0440872.01
030370-019 09 19 97

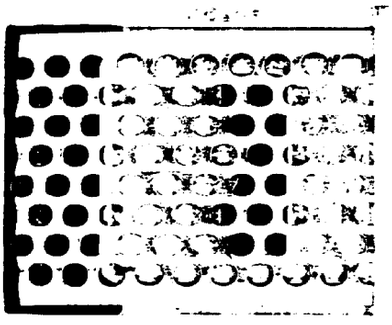
EXHIBIT A

(Legal Description)

Land in the 12th Civil District of Davidson County, Tennessee, bieng Lot No. 332 on the Plan of Bellshire Estates, Section "A" of record in Book 2331, page 115 and 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 332 fronts 126 feet on the westerly side of Sussex Drive and extends back between line 327.5 feet on the northerly side and 360 feet on the southerly side, which is a broken line, to a line at the rear on which it measures 136 feet.

Being the same property conveyed to Christie Ellen Smith (Now Christie Ellen St. John) pursuant to the Last Will and Testament of Flora Ellen St. John, dated May 28, 1981, Probate No. 96 P1123, Probate Court of Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10617 PG 49

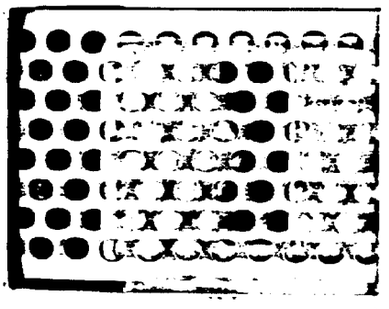
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	126000.00
CON TX	466.20
PRFEE	1.00
WDEED	12.00
TOTAL	479.20
CHECK	479.20

09/22/97 01 13:18 0001 1318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0351058
IDENTIF. & REFERENCE

97 SEP 22 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1200719