BOOK 10686 PG 542

File Box 24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: 5-23-98 (SEAL)

NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires 5-23-98

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
Shawn D. Hedegard (NAME)	First American National Bank (NAME)	MAP 103-4
4204 Idaho Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 26
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	25W 01825

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, Allene E. Rial, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn D. Hedegard and wife, Julie M. Hedegard

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 No. 105 of Block 5, Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Sam Rial and wife, Allene E. Rial by deed from T. G. DeFord and wife, Ella Mai DeFord of record in Book 4051, Page 529, Register's Office, Davidson County, Tennessee. The said Sam Rial is now deceased.

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

97 NOV 17 PM 3:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0370603

unimproved ( )
This is improved (X) property, known as 4204 Idaho Avenue, Nashville, TN 37209
(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 my hand this 14th day of November, 19 97

Allene E. Rial

Allene E. Rial

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 Allene E. Rial, unmarried

the 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 and official seal at Nashville, Tennessee, this 14th day of November, 19 97.

Commission expires 5-23-98

Notary Public

J. D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/23/98

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

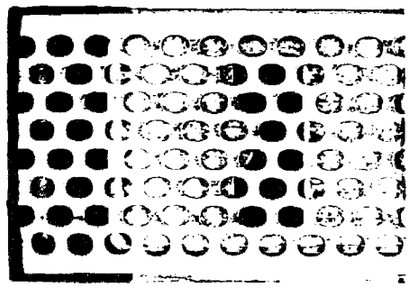
2525 11/17 0101 03CHECK 350.88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10686 PG 544

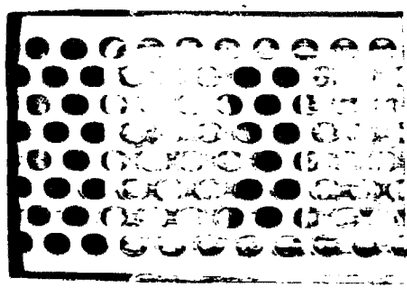
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92400.00
CON TX 341.88
PRFEE 1.00
WDEED 8.00
TOTAL 350.88
CHECK 350.88

11/17/97 01 15:30 0001 2525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0370603
IDENTIFICATION REFERENCE

97 NOV 17 PM 3:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1221681