WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 97

Notary Public

My Commission Expires March 21, 1998

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EFANB-97-4006

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gaudencio G. Macalegal (NAME)	First American National Bank (NAME)	MAP 137
3176 Hobson Pike (ADDRESS)	First American Center (ADDRESS)	PARCEL 60
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	4D-21260

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, Ronnie Smith, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gaudencio G. Macalegal and wife, Shirley Macalegal

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:

Property lying in the formerly 4th Civil District of Nashville, Davidson County, Tennessee; bounded on the north by property belonging to the United States of America (J. Percy Priest Lake tract #917) of record in Book 3835, Page 284, and by U.S.A. Tract #918, on the east and south by property belonging to David Burroughs of record in Book 8717, Page 293, also on the south by property belonging to Donald McBroom of record in Book 9329, Page 866, and on the West by Hobson Pike (Tenessee Highway 171) and also known as relocated road #6 in the U.S. Army Corp of Engineers project #67-R-4 and more specifically described as follows:

Beginning on a U.S. Army Corp of Engineers concrete monument on the east margin of Hobson Pike and being 70.29 feet south of the intersection of Granny Wright Pike and Hobson Pike, being the northwest corner of the herein described tract, thence S 58 degrees 01 minutes 13 seconds E 577.53 feet to a concrete Corps of Engineers monument at the northeast corner of this tract and the northwest corner of Burroughs; thence with Burroughs lines S 9 degrees 54 minutes 44 seconds W 156.50 feet to a 3/4 inch pipe, 4 feet high in a fence line; thence S 65 degrees 01 minutes 53 seconds W 28.00 feet to an iron pin; thence S 3 degrees 18 minutes 57 seconds W 181.27 feet to an iron pin set by an old fence post hole, the southeast corner of this tract; thence N 88 degrees 25 minutes 42 seconds W 157.92 feet to an iron pin in a fenceline by an 8 inch hackberry, McBroom's northeast corner; thence with McBroom N 85 degrees 45 minutes 49 seconds W 300.94 feet to an iron pin on the east margin of Hobson Pike, the northwest corner of McBroom and the southwest corner of this tract; thence with the east margin of Hobson Pike the following: Around a curve to the left with a radius of 1,442.39 feet for a distance of 40.00 feet th an iron pin; thence N 77 degrees 36 minutes 24 seconds W 10.00 feet to

CONTINUED

This is unimproved ( ) improved (X) property, known as 3176 Hobson Pike, Hermitage, TN 37076
(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 17th day of December 19 97

Ronnie Smith, Trustee

LEGAL DESCRIPTION CONTINUATION

an iron pin; thence around a curve to the left with a radius of 1,432.39 feet a distance of 240.20 feet to an iron pin; thence N 6 degrees 54 minutes to the point of beginning, according to a survey by Gaylon W. Northcutt, TN RLS No. 1529.

INCLUDED BUT SPECIFICALLY EXECLUDED FROM THE ABOVE PARCEL OF LAND is the property described as follows:

Being Lot No. 1 on the Plan of the Boner Heirs Subdivision of record in Plat Book 8250, Page 824, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronnie Smith, Trustee by Warrant Deed from Ruth Boner, Katherine Cliffordean Eakes, Betty Jean Frank, Mary Ruth Johnson, Nancy Marie Mathis and William A. Boner, of record in Deed Book 10264, Page 657, Register's Office for Davidson County, Tennessee.

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

Easements of record in Book 3835, Page 282 and Book 4425, Page 563, Register's Office for said County.

Subject to two (2) parallel T.V.A. electric power line rights-of-way with an approximate total width of 278 feet.

BOOK 10741 PG 753

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Smith, Trustee

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 17th day of December 19 97.

Commission expires 9/18/99

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

97 DEC 31 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

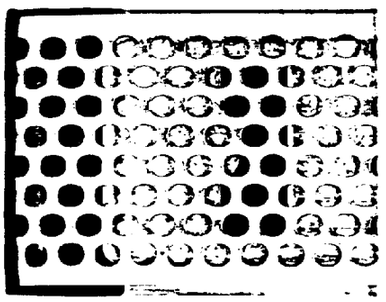
IDENTIF. ↑ REFERENCE

0385663

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [X] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

7249 12/31 0101 03CHECK 519.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10741 PG 754

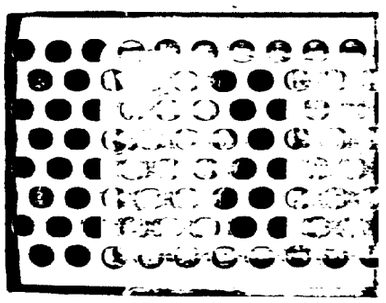
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	137000.00
CON TX	506.90
PRFEE	1.00
WDEED	12.00
TOTAL	519.90
CHECK	519.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/97 01 13:57 0001 7249



0385663 IDENTIF. ↑ REFERENCE

97 DEC 31 PM 1:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237944