WARRANTY DEED

BOOK 10909 PG 633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Janice L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 4/22/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice L. Smith (NAME)	First American National Bank (NAME)	MAP 171-08-A
400 Overall Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 14 CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

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, Lisa C. Gaw and husband, L. Edward Gaw

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice L. Smith and husband, Billy Scott Smith

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 Lot No. 14 on the plan of Cottonport Plantation, Phase One, of record in Book 6900, pages 529-530, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. Edward Gaw, Jr. and Lisa C. Gaw by deed from Radnor Homes, Inc. of record in book 8473, page 714, said Register's Office. L. Edward Gaw, Jr. conveyed his interest in subject property to Lisa C. Gaw by Quitclaim Deed of record in Book 9959, page 853, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 530, said Register's Office; (c) restrictive covenants of record in Book 7430, page 784, Book 7565, page 57, Book 7824, page 254, Book 7637, page 925 and Book 8313, page 932, said Register's Office; and (d) easement of record in Book 7350, page, 137, said Register's Offic

MAIL ENV.

98 MAY -1 AM 8:53
FELIX Z. WISCHHUSEN REGISTER
DAVIDSON COUNTY, TN

0432006
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 400 Overall Drive, Brentwood, Tennessee 37027
(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 30th day of April 19 98

Lisa C. Gaw
Lisa C. Gaw

L. Edward Gaw
L. EDWARD GAW

95701 0101 03CHECK 885.90

BOOK 10909 PG 634

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 Lisa C. Gaw and L. Edward Gaw

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 30th day of April 19 98.

Commission expires 4/27/99

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

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

RECEIVED OF _____

FOR _____

BOOK 10909 PG 635

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	237000.00
CON TX	876.90
PRFEE	1.00
WDEED	8.00
TOTAL	885.90
CHECK	885.90

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 1047

0432006
IDENTIF. & REFERENCE

98 MAY -1 AM 8:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287128