WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 466,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 4/22/98
(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
Benjamin E. Carswell (NAME)	First American National Bank (NAME)	MAP 132-2
4019 Franklin Road (ADDRESS)	First American Center (ADDRESS)	PARCEL 63
Nashville, Tennessee 37214 (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, Edward H. Zeagler and wife, Brenda Zeagler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin E. Carswell and wife, Patricia M. Carswell

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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee being Lot No. 6 on the Revised Plat of parts of Thompson's Glen Levan Subdivision, made October 1934, by W. B. Southgate, Surveyor, of record in Plat Book 3, page 20, Chancery Court for Davidson County, Tennessee and more fully described in Deed of record in Book 4903, page 7, re-recorded in Book 4912, page 649, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 250 feet on the west right-of-way line of the Nashville and Franklin Interurban Railway and runs back between parallel lines 340 feet to the line of Lot No. 14 on said Plat.

Being the same property conveyed to Edward H. Zeagler and wife, Brenda Zeagler by Quitclaim Deed from Edwared H. Zeagler, of record in Book 9138, page 942, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s).

98 JUL -8 PM 2:01
FELIX ZEMILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL TO: GRANTEE + REFERENCE

0460094

unimproved ( )
This is improved (X) property, known as 4019 Franklin Road, Nashville, Tennessee 37214
(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 3rd day of July 19 98

Edward H. Zeagler

Brenda Zeagler

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 Edward H. Zeagler and wife, Brenda Zeagler

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 3rd day of July 19 98.

Commission expires _____

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

1007 07/08 0101 03CHECK 1735.20

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

RECEIVED OF _____

FOR _____

BOOK 11012 PAGE 362

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
466000.00
CON TX 1724.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1735.20
CHECK 1735.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14:01 0001 1007

0460094
IDENTIF. ↑ REFERENCE

98 JUL -8 PM 2:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316741