FILE BOX 45

BOOK 11036 PAGE 396

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 19 98

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Payne (NAME)	First American National Bank (NAME)	MAP 135-14-0-A
732 Piccadilly Row (ADDRESS)	First American Center (ADDRESS)	PARCEL 11 CO
Antioch, TN 37013 (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, Robert W. Hammesfahr and wife, Jacqueline C. Hammesfahr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Payne and wife, Frances D. Payne

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. 11, on the plan of Pinnacle Point Subdivision, Phase Two, a Planned Unit Development, of record in Plat Book 6900, Page 140 and 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert W. Hammesfahr and Jacqueline C. Hammesfahr, Husband and Wife by deed from Douglas S. Johnston, Jr. and Mary W. Johnston, Husband and Wife, of record in Book 9488, Page 99, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6405, Page 169; Book 7067, Page 739; Book 7032, Page 733; and Book 10097, Page 390, Register's Office for said County.

This conveyance is subject to all terms and provisions of the [illegible] By-Laws, of record in [illegible] Book 7032, Page 761, said Register's Office.

Power of Attorney of Record in Book 11036, Page 395, Register's Office said County.

unimproved ( )
This is improved (X) property, known as 732 Piccadilly Row, Antioch, TN 37013
(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 24th day of July 19 98

Robert W. Hammesfahr by Edith Johnston, Atty In Fa
Robert W. Hammesfahr

Jacqueline C. Hammesfahr by Edith Johnston, Atty In Fa
Jacqueline C. Hammesfahr

FILE BOX 45

BOOK 11036 PAGE 397

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

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_____ .

9580 07/27 0101 03CHECK 480.53

My commission expires _____ _____

Notary Public

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, Edith Johnston, 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 on behalf of Robert W. Hammesfahr and Jacqueline C. Hammesfahr as their Attorney in Fact as the free act and deed of the within named Robert W. Hammesfahr and Jacqueline C. Hammesfahr. Witness my hand and official seal at Nashville, Tennessee the 24th day of July, 1998.

My Commission Expires: 3/24/01

Patricia Nicholls

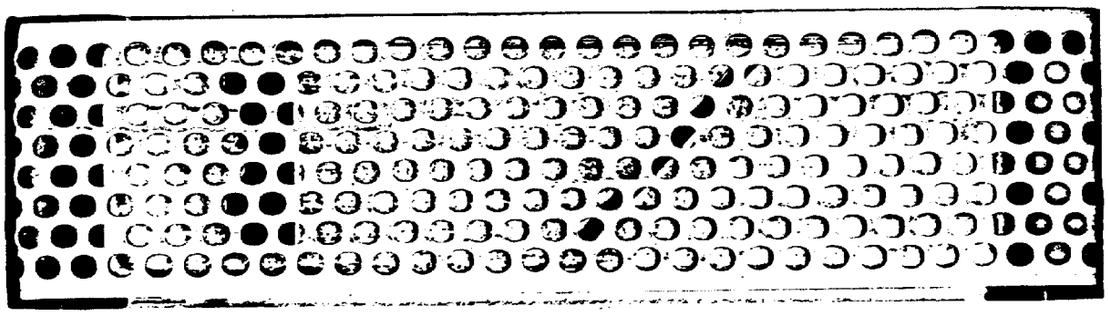
PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0467134

IDENTIF. & REFERENCE

98 JUL 27 PM 2:05

REGISTER
DAVIDSON COUNTY, TN.



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

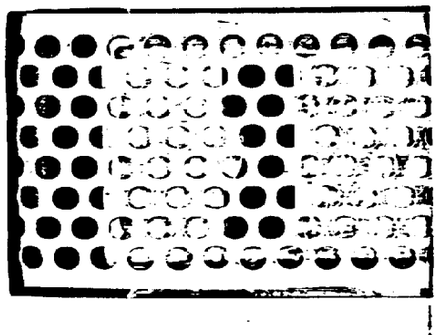
BOOK 11036 PAGE 398

RECEIVED OF _____

FOR _____

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 126900.00
CON TX 469.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 480.53
CHECK 480.53

07/27/98 01 14:06 0001 858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUL 27 PM 2:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0467134
IDENTIF. # REFERENCE

No. 132421