FILE BOX 45

BOOK 11084 PAGE 920

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST 19 98

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Dallas F. Morgan (NAME)	First American National Bank (NAME)	MAP61-2
612 Marswen Drive (ADDRESS)	~~First American Center~~ (ADDRESS)	PARCEL 31
Nashville, TN 37216 (CITY) (STATE) (ZIP)	~~Nashville, Tennessee 37237-0209~~ (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, Elizabeth Boyce Eslick, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dallas F. Morgan , unmarried

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 Twelfth Civil District of Davidson County, Tennessee, being Lot No. 270 on the Plan of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. D. Eslick and wife, Elizabeth Boyce Eslick by deed from Castleman Construction Company, of record in Book 2601, Page 165, Register's Office for said County. The said J. D. Eslick having since died.

Jo Ann Riddle executes this instrument as Attorney-in-Fact on behalf of Elizabeth Boyce pursuant to Special Power-of-Attorney recorded simultaneously herewith.

Power of Attorney of Record in Book 11084, Page 919, said Registers Office.

98 AUG 27 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0480420

unimproved ( )
This is improved (X) property, known as 612 Marswen Drive, Nashville, TN 37216
(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 26th day of August 19 98

Elizabeth Boyce Eslick
By: Elizabeth Boyce Eslick Jo Ann Riddle attorney-in-fact
Jo Ann Riddle, Attorney-in-fact

P.O. BOX 4

BOOK 11084 PAGE 921

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 _____, 199__.

My 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____

_____
Notary Public

2828 08/27 0101 03CHECK 355.10

STATE OF TENNESSEE
COUNTY OF Davidson

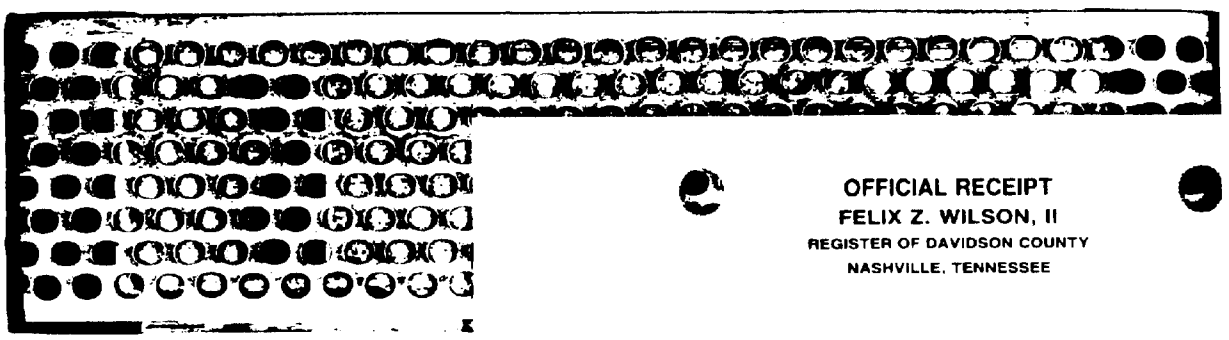
On this 26th day of August, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jo Ann Riddle to me known to be the person who executed the foregoing instrument in behalf of Elizabeth Boyce Eslick, and acknowledged that she executed the same as the free act and deed of the said Elizabeth Boyce Eslick.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of August, 1998.

My Commission Expires: 12/18/2001

Doris Coley
Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11084 PAGE 922

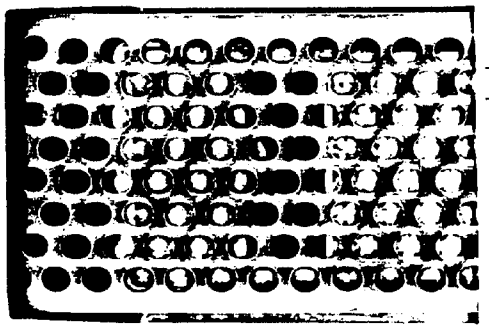
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	355.10
CHECK	355.10

08/27/98 01 13:47 0001 2828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0480420

IDENTIF. ↑ REFERENCE

98 AUG 27 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338305