FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 11109 PAGE 271

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

Permilla C. Hipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 98

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/22/02
(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
William L. Hipps (NAME)	First American National Bank (NAME)	MAP #75-00
4463 Chandler Road (ADDRESS)	First American Center (ADDRESS)	PARCEL #134
Hermitage, TN 37076 (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, John R. Sneed and wife, Cristina T. Sneed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Hipps and wife, Permilla C. Hipps

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 4th Civil District of Davidson County, being Lot No. 2 on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated July 26, 1985, fully described as follows:

BEGINNING at a concrete monument situated in the southerly margin of Chandler Road (60 R.O.W.), said point also being situated in the northwesterly property line of the property herein described:

Thence, along aforementioned southerly margin of Chandler Road N 38° 00' 39" E, a distance of 146.47 feet to a point;
Thence, S 55° 35' 20" E, a distance of 1040.08 feet to a point;
Thence, S 85° 44' 28" W, a distance of 395.58 feet to a point;
Thence, N 55° 50' 08" W, a distance of 745.93 feet to a point situated in the southerly margin of Chandler Road;
Thence, along an aforementioned margin, a curve to the right with a radius of 3,130.82 feet and a distance of 104.35 feet to the point of beginning, and containing 5.10 acres, more or less.

BEING the same property conveyed to John R. Sneed and wife, Cristina T. Sneed by deed from Herchel Guy Spears, Jr. and Carol W. Spears, husband and wife, of record in Book 7908, Page 28, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4463 Chandler Road, 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 our hand s this 10th day of September 19 98

John R. Sneed

Cristina T. Sneed

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11109 PAGE 272

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 John R. Sneed and wife, Cristina T. Sneed

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 10th day of September 1998.

Commission expires 1/26/02

Marie Bradford
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 _____

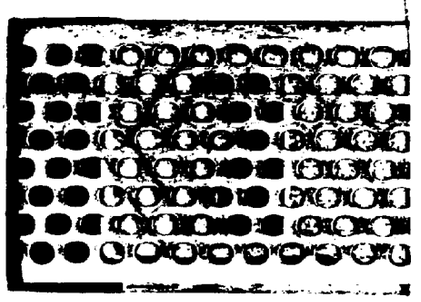
_____
Notary Public

0486948
IDENTIF. & REFERENCE

98 SEP 11 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9816 09/11 0101 03CHECK 1176.50

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



RECEIVED OF _____

FOR _____

BOOK 11109 PAGE 273

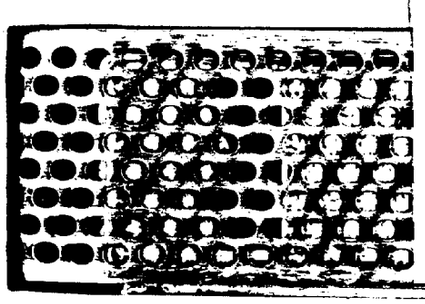
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
315000.00
CON TX 1165.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1176.50
CHECK 1176.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/98 01 15:02 0001 9816



0486948
IDENTIF. # REFERENCE

98 SEP 11 PM 3:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345217