BOOK 11164 PAGE 303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Affiant

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

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFERY A. HAND, JR. (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	91-10-215
524 ELAINE AVENUE (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	08DA-23750
NASHVILLE, TN 37209 (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, ROGER DALE ALLEN AND WIFE, TAMMY LYNN ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFERY A. HAND, JR., **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 DAVIDSON County, Tennessee, being part of Block "I", on the Map of HOLMAN HEIGHTS, of record in Book 332, page 7, Register's Office for said County, being parts of Lot Nos. 4 and 5 on G. W. Dunn's Subdivision of said Block "I", and being more particularly described according to a survey by JOHN KOHL & COMPANY, P.C., dated October 13, 1998, as follows:

BEGINNING in the center of ELAINE AVENUE, at a point South 06 degrees West 430.8 feet from the center of Robertson Avenue; thence South 83 degrees 30 minutes East 114.7 feet; thence southwesterly 80.5 feet; thence North 71 degrees 15 minutes West 108.7 feet to the center of ELAINE AVENUE; thence with the center of the same, North 06 degrees East 60 feet to the point of BEGINNING.

BEING the same property conveyed to ROGER DALE ALLEN AND WIFE, TAMMY LYNN ALLEN, by deed from James M. Hayes, Jr. and wife, Peggy H. Hayes, of record in Book 6781, page 64, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated October 13, 1998, made by:

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 524 ELAINE AVENUE, NASHVILLE, TN 37209
(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 19th day of October, 19 98

Roger Dale Allen
ROGER DALE ALLEN

Tammy Lynn Allen
TAMMY LYNN ALLEN

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 ROGER DALE ALLEN AND WIFE, TAMMY LYNN ALLEN

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 19th day of October, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM
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

***** CONTINUATION**

LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0502221
IDENTIF. & REFERENCE

98 OCT 21 AM 11:10
PAUL GRAHAM, REGISTER
DAVIDSON COUNTY, TN.

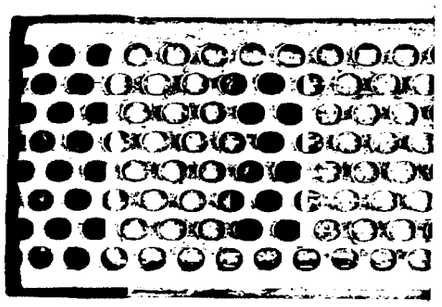
6038 10/21 0101 03CHECK 249.65

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

RECEIVED OF _____

FOR _____

BOOK 11164 PAGE 305



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 64500.00
				CON TX 238.65
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 249.65
				CHECK 249.65

10/21/98 01 11:13 0001 6038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502221
IDENTIF. & REFERENCE

98 OCT 21 AM 11:10

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1361244

