File in
Box 14-A
12535-3

BOOK 11255 PAGE 73

#650945.1
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dan Miller and Karen W. Miller 100 Hanover Square Nashville, TN 37215	~~Same~~ Old Hickory Credit Union P.O. Box 431 Old Hickory, TN 37138	Map 117-1-E Parcels 5 and 13

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, a national banking association ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DAN MILLER and wife, KAREN W. MILLER (collectively, the "Grantees"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deed.

This is improved property known as 100 Hanover Square (formerly Woodlawn), Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said real property together with all easements, appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B).

IN WITNESS WHEREOF, Grantor executed this instrument as of the 14th day of December, 1998.

FIRST AMERICAN NATIONAL BANK

By: _____
McCoy C. Zachry
Senior Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, McCoy C. Zachry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of FIRST AMERICAN NATIONAL BANK, a national banking association, and is authorized by the bank to execute this instrument on behalf of the bank.

WITNESS my hand, at office, this 14th day of December, 1998.

Michael S Peek
Notary Public

My Commission Expires: May 26, 2002



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $687,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 1998.

Notary Public

My Commission Expires:
May 26, 2002

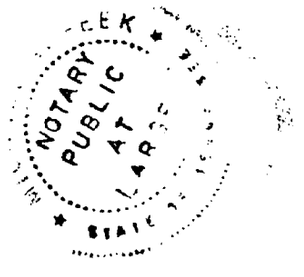


EXHIBIT A

Tract No. I:

Land in Davidson County, Tennessee, being Lot No. 3 and a Reserved Parcel on the Second Revised Plan of Hanover Square, of record in Book 5200, page 134, Register's Office for said County, and a portion of closed Alley No. 1701, being more particularly described according to the survey of John Kohl, dated October 15, 1979, as follows:

BEGINNING in the southerly right-of-way of Woodlawn Drive at a point, being the easterly front corner of Lot No. 3; thence southerly 188.73 feet to a point; thence easterly 27.75 feet to a point; thence southerly 140.93 feet to a point; thence 26.00 feet to a point; thence southerly 65.98 feet to a point; thence easterly 10.75 feet, more or less, to a point; thence southerly 3 feet to a point; thence westerly 110 feet, more or less, to a point; thence northerly 3.8 feet to a point; thence westerly 34.63 feet to a point; thence northerly 186.45 feet to a point; thence easterly 31.86 feet to a point; thence northerly 188.73 feet to a point in the southerly right-of-way of Woodlawn Drive; thence easterly 50.00 feet to the point of beginning,

Tract No. II:

A Tract of land in the First Civil District of Davidson County, Tennessee, being a portion of Alley 1701 as shown on the Subdivision Plat of Block E of W. M. Cantrell's Subdivision, Book 332, page 85, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point which is the southeasterly corner of Lot 7 on the Plan of Hanover Square of record in Book 5200, page 76, Register's Office for Davidson County, Tennessee, and the intersections of Cantrell Avenue and Alley 1701; thence, with the southerly boundary of said Lot No. 7, North 88 deg. 16' 9" West, a distance of approximately 30.98 feet; thence, South 1 deg. 10' 13" West, a distance of approximately 6.00 feet to a point in the centerline of Alley 1701; thence, with the centerline of Alley 1701; North 88 deg. 16' 9" West, a distance of approximately 132.4 feet to a point in the centerline of Alley 1701; thence South 00 deg. 49' 01" West, a distance of approximately 3.00 feet to a point, thence, South 89 deg. 10' 59" East, a distance of approximately 109.28 feet to a point in the centerline of Alley 1704; thence, with the said centerline of Alley 1704 in a southerly direction, a distance of approximately 2.2 feet to a point; thence, in a westerly direction a distance of approximately 7.5 feet to a point which is the northwesterly corner of Lot No. 1 of the W. M. Cantrell's Subdivision, Block E; thence, with said northerly boundary of Lot No. 1 of the W. M. Cantrell's Subdivision, Block E in an easterly direction a distance of approximately 221-1/4 feet to a point which is the northeasterly corner of said Lot No. 1; thence, with the westerly boundary of Cantrell Avenue in a northerly direction a distance of approximately 12.00 feet to the point of beginning.

Tract No. III:

A Tract of land in the First Civil District, Davidson County, Tennessee, being all of that portion of Alley 1704 as shown on subdivision plat of Block E of W. M. Cantrell's

Subdivision, Book 332, page 85, Register's Office for Davidson County, Tennessee, which attached to Lot No. 1 on the W. M. Cantrell's Subdivision, Block E, as a result of the closing of Alley 1704, said closing being evidenced by Metropolitan Council Bill No. 79-1392 dated June 26, 1979.

Being the same real property conveyed to Grantor by Successor Trustee's Deed dated October 30, 1998 of record in Book 11185, page 650, Register's Office of Davidson County, Tennessee, and Deed of Correction dated December 3, 1998 of record in Book 11238, page 114, said Register's Office.

This is improved property known as 100 Hanover Square (formerly Woodlawn), Nashville, Tennessee 37215.

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EXHIBIT B

1. 1998 Taxes, a lien presently due and payable, but not yet delinquent.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 5380, page 164 and amended in Book 5565, page 948, Register's Office of Davidson County, Tennessee.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 5287, page 944 and Book 5287, page 947, said Register's Office.

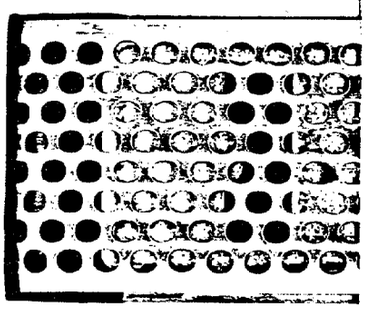
4. Easement(s) to James N. Green and wife, Sheila G. Green, as set forth in instrument recorded in Book 5526, page 175, said Register's Office.

5. Easement(s) to James N. Green and wife, Sheila G. Green, as set forth in instrument recorded in Book 5565, page 956, said Register's Office.

6. ALL matters shown on Plat recorded in Book 5200, page 134 and Book 5210, page 261, said Register's Office.

7. Easements retained in Metro Council Bill No. 79-1392.

0526050
IDENTIF. & REFERENCE
98 DEC 16 PM 12:16
REGISTER
DAVIDSON COUNTY, TN.
1408 12/16 0101 03CHECK 2566.75



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11255 PAGE 78

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

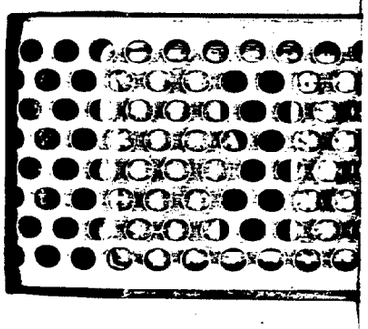
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CON TX	2543.75
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	2566.75
CHECK	2566.75

12/16/98 01 12:16 0001 1408

0526050
IDENTIF. ← REFERENCE

98 DEC 16 PM 12:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400862