STATE OF TENNESSEE)
COUNTY OF SUMNER)

BOOK 11380 PG. 583

The actual consideration or value, whichever is greater or this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this 9th day of March, 1999.

Notary Public

My Commission Expires: 9-15-02

Address/New Owners: Maurice Pinson, 2833 Torbett, Nashville, TN 37209
Send Tax Bills To: New Owner
Map/Parcel Nos.: 81-7-238

This instrument prepared by:

Brian L. Smith, Esq.
P.O. Box 663
Gallatin, TN 37066
615-452-5282 or Fax 615-451-1033

99 MAR 12 AM 8:51

0560009

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, First American National Bank ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Maurice Pinson, unmarried ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and any other matters of record.
TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 9th day of March, 1999.

441 03/12 0101 03CHECK 126.00

First American National Bank

BY: James E. Martin, Vice President

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

This is improved property known as ~~1141~~ 1914 6th Avenue North, Nashville, TN 37208.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, James E. Martin, 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 Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of March , 1999.

Notary Public

My Commission Expires: 9-28-02

Exhibit A - Legal Description

LAND in Davidson County, Tennessee, being Lot No.55, on the Map of W.M. Butler's Sub-division, as shown on plat of record in Book 57, Page 98, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to First American National Bank, by Substitute Trustee's Deed of Record in Book 10681, Page 943, Register's Office for Davidson County, Tennessee.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK **11380** PG. **586**

MAMT	30000.00
ERR	CO
MAMT	30000.00-
CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	126.00
CHECK	126.00

03/12/99 01 08:50 0001 7441

0560009

IDENTIF. # REFERENCE

99 MAR 12 AM 8:51

REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436580