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This Instrument Prepared By:

David M. Smythe
Suite 450 - Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED BOOK 11481 PG. 279

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Regions Bank
315 Union Street
Nashville, TN 37201

Same

Map 96-9
Parcels 133
and 134

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,200,000.00.

William W Adams VP
Affiant

Subscribed and sworn to before me, this 14th day of May, 1999.

David M Smythe
Notary Public

My Commission Expires: 3-26-2002

FOR AND IN CONSIDERATION of the sum of $1,200,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Regions Bank (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT A

This is improved property with a mailing and street address of 301 Donelson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever, and Grantor covenants it is lawfully seized and possessed of said real estate, has good right to convey it, and the same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 1999 Metropolitan Davidson County ad valorem taxes for the property will be pro-rated through date of deed;

2. All matters which would be disclosed by a survey of the property; and

3. All easements, restrictions, setback requirements or other conditions of record in the Davidson County Register of Deeds' offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and

assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 14th day of May, 1999.

FIRST AMERICAN NATIONAL BANK

By: _____

Title: S.V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public for the State of County aforesaid, personally appeared McCoy C Zachry with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice-president of First American National Bank, the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as its Senior Vice-president.

Witness my hand and official seal at office this 14th day of May, 1999.

_____
Notary Public

My Commission Expires: 3-26-2002

Two tracts of land situated and lying in Davidson County, Tennessee, being Lot Nos. 4 and 5 on the Map of Donelson Heights of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Lot 4

Being Lot No. 4 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, and described as follows:

BEGINNING in the easterly margin of Donelson Pike at the corner of Lot Nos. 3 and 4 thence with the line between said lots easterly 175 feet to the corner of said lots and of Lot Nos. 5 and 6, thence with the line between Lot Nos. 4 and 5, northerly 209.91 feet to the south line of McCampbell Avenue; thence with the line of the same westerly around a slight curve, 89.48 feet to the beginning of another curve; thence around said curve, westerly 35.35 feet to the east margin of Donelson Pike; thence with the margin of the same, southerly 146.85 feet to the beginning.

Lot 5

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Donelson Heights of record in Book 1424, page 35, Register's Office of Davidson County, Tennessee. Said Lot No. 5 begins at a point in the westerly margin of Surrey Road at a corner of said Lots 5 and 6 and extends thence with the line between said Lots, westerly 168.37 feet to the corner of Lot No. 4; thence with the line between said Lots 4 and 5 northerly 209.91 feet to the southerly margin of McCampbell Avenue; thence with the margin of same easterly 41 feet to a concrete monument, and continuing with the same easterly 48.42 feet to the beginning of a curve; thence along said curve southeasterly 39.27 feet to the westerly margin of same, southerly 171.8 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is a small portion of land containing 2,614 square feet heretofore conveyed to the Metro Government of Davidson County and being more particularly described in a deed recorded in Book 4124, page 203, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to First Southern Bank by deed of record in Book 7589, page 831, Register's Office for Davidson County, Tennessee. First American National Bank became successor in interest to First Southern Bank as evidenced by Secretary's Certificate of record in Book 9769, page 571, said Register's Office.

05877753
99 MAY 17 PM 2:13

EXHIBIT A

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11481 PG. 282

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

0587753

IDENTIFICATION REFERENCE

99 MAY 17 PM 2:13

EXIT

	1200000.00
CO TX	4440.00
PRFEE	1.00
UCFEE	12.00
CFEE	2.00
TOTAL	4455.00
CHECK	4455.00

05/17/99 01 - 14:16 0001 0878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461503