(1)

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16422
File Box 9-B

FIRST TITLE & ESCROW CO. INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $655,000.00

Nancy N. Schwartz
Affiant

Subscribed and sworn to before me, this 30th day of July, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-23-2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DONALD R. EWING III	First American National Bank	MAP 113
7618 Buffalo Road	PO Box 1193	PARCEL 96
Nashville, Tennessee 37211	Jackson MS 39215-1193	FB# 9D12060

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, NANCY N. SCHWARTZ AND HUSBAND, JONATHAN M. SCHWARTZ, WHO JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY INTEREST HE MAY HAVE IN THE SUBJECT* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DONALD R. EWING, II , UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7618 Buffalo Rd., Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 1999.

Nancy N. Schwartz
NANCY N. SCHWARTZ

Jonathan M. Schwartz
JONATHAN M. SCHWARTZ

*PROPERTY BY VIRTUE OF HIS MARRIAGE TO THE SAID NANCY N. SCHWARTZ.

7697 08/06 0101 03CHECK 2434.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, NANCY N. SCHWARTZ AND JONATHAN M. SCHWARTZ, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

WARDEED

EXHIBIT "A"

Land in the 9th Civil District of Davidson County, Tennessee, being parts of Tracts Nos. 2 and 3, described in the deed from Marianne R. Malone to George W. Nordhaus and wife, Katherine E. Nordhaus, of record in Book 2928, page 425, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated January 7, 1965, as follows:

Beginning at a point in the center of Buffalo Road at the southwest corner of the Resha Property; thence with the line of Buffalo Road, south 55 deg. 28 min. west 165.0 feet to a point; thence continuing with the center line of Buffalo Road, south 6 deg. 45 min. west 1200 feet to an iron stake; thence north 2 deg. 40 min. east 807 feet to an iron stake in fence; thence north 89 deg. 30 min. east with fence 440 feet to an iron stake; thence south 2 deg. 40 min. west 841 feet to an iron stake in fence; thence south 31 deg. 00 min. east 958.60 feet to the point of beginning, and containing 17.39 acres, more or less.

Being the same property conveyed to Jonathan M. Schwartz and wife, Nancy Nichols Schwartz by quitclaim deed from Kenneth P. Ezell, Jr. of record in Book 5609, page 854, said Register's Office. By quitclaim deed of record in Book 9616, page 277, Register's Office for Davidson County, Tennessee, Jonathan M. Schwartz conveyed his interest to Nancy N. Schwartz.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (3) Easements of record in Book 5566, page 113, said Register's Office.

06213345

MAIL ENV. IF. # REFERENCE

99 AUG -6 PM 1:18

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 586

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

0621345

IDENTIF. & REFERENCE

99 AUG -6 PM 1:18

REGISTER'S OFFICE
NASHVILLE, TN.

CAMT
655000.00
CON TX 2423.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2434.50
CHECK 2434.50

08/06/99 01 13:24 0001 2897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501091