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

FTEC File No. 16688
File Box 9-B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $219,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 1999.

Notary Public

My Commission Expires: _____

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
JAMES M. GUILL 1118 Frances Avenue Nashville, Tennessee 37204	NEW OWNER	131-4 169 16DA19223

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, FIRST AMERICAN NATIONAL BANK AND WILLIAM C. JONES, CO-TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF LEE H. JONES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES M. GUILL AND WIFE, PATRICIA S. GUILL ("Grantees") , 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 known as 1118 Frances Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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, the corporate party by its duly authorized officer(s), on this 2nd day of August, 1999.

FIRST AMERICAN NATIONAL BANK, CO-TRUSTEE

BY: _____
DOUGLAS KIRBY, VICE PRESIDENT

_____
WILLIAM C. JONES, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named WILLIAM C. JONES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1999.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS KIRBY, 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 First American National Bank, the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of August, 1999.

Notary Public

My Commission Expires: _____

My Commission Expires [illegible]

06211443
99 AUG -6 PM 12:12

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of M.N. Young's Park View Subdivision, as of record in Plat Book 547, page 173, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee H. Jones by deed from Gospel Advocate Company of record in Book 1196, page 370, said Register's Office. Lee H. Jones has since died and devised said property to the Jones Family Trust by Will of record in Will Book 82, page 41, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 547, page 173, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 901

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

99 AUG -5 PM 12:

0621443

IDENTIFICATION REFERENCE

CAMT
219500.00
CON TX 812.15
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 827.15
CHECK 827.15

08/05/99 01 14:18 0001 2999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501192