STATE OF TENNESSEE)
COUNTY OF SUMNER)

Instr:200001030000337 Page: 1 OF 2
REC'D FOR REC 01/03/2000 1:04:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $111.74

The actual consideration or value, whichever is greater or this transfer is $ 30,200.00 .

Affiant

Subscribed and sworn to before me this 28th day of December, 1999.

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9.28.02

Address/New Owners: 639 Long Hollow Pike, Goodlettsville, TN 37072
Send Tax Bills To: New Owner
Map/Parcel Nos.: 83-1-197

This instrument prepared by: Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
615-452-5282 or Fax 615-451-1033

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 Carl R. Johnson, Jr., a married man ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6, on the plan of Granada Place, as shown on plat of record in Book 3106, Page 34, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 6 fronts 40 feet on the southerly margin of Granada Court and extends back 143.6 feet on the easterly line and 102.2 feet on the westerly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to First American Natinal Bank, by Deed of Record in Book 11734, Page 342, Register's Office for Davidson County, Tennessee.

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 28th day of December, 1999.

First American National Bank

BY: _____
James E. Martin, Vice President

This is improved property known as 1008 Granada Place, Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the within named James E. Martin, Vice President for First American National Bank, 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 28th day of December, 1999.

Notary Public

My Commission Expires: 9-28-02

