RETURN TO: Feller Brown Realty & Auction Co., P.O. Box 761, Madison, TN 37116-0761

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James A. E. Pitt (NAME)	SAME (NAME)	43-15
6570 Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 169 Js
Joelton, TN 37080 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6270 PAGE 512

For and in consideration of the sum of Ten and no/100---------- DOLLARS

and other good and valuable consideration receipt and sufficiency of which is hereby acknowledged,

J. Harold Fann, individually and as Executor of the Estate of Osa Lee Fann, Opal Fann Morrison, Anita Fann McCrary, Jean Fann Morrison, Leta Fann Grimes, Patricia Fann Bush, Lillian Fann Neal, James Wendell Duke and James E. Duke, Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said James A. E. Pitt,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lying in the 11th Civil District of Davidson County, Tennessee, beginning at a point on the east margin of the Larkin Spring Road 326 feet south of the Old Hickory Boulevard; thence south with said east margin 100 feet; thence easterly 400 feet to a point 300 feet south of the south line of Block "A" of the Anderson Subdivision, as recorded in Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee; thence northerly 100 feet to a point 200 feet south of aforesaid Anderson Subdivision; thence westerly 400 feet to the point of beginning.

Being a part of the same property conveyed to O. Ray Fann and wife, Osa Lee Fann, by deed from William I. Love, of record in Book 1848, page 259, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 13 2 53 PM '84
IDENTIF. REFERENCE
11 5 4 5 4

unimproved ( )
This is improved (XX) property, known as 111 Larkin Spring Road (House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness our hands this 23rd day of March, 19 84

James Harold Fann — Nancy P. Fann
J. Harold Fann — Spouse

James Harold Fann
J. Harold Fann, Executor

Opal Fann Morrison — Floyd E. Morrison
Opal Fann Morrison — Spouse

Anita Fann McCrary — Howard L. McCrary
Anita Fann McCrary — Spouse

Jean Fann Morrison
Jean Fann Morrison — Spouse

Leta Fann Grimes — Kurt Grimes
Leta Fann Grimes — Spouse

Patricia Fann Bush
Patricia Fann Bush — Spouse

Lillian F Neal — Claude E. Neal
Lillian Fann Neal — Spouse

James Wendell Duke
James Wendell Duke — Spouse

James E Duke
James E. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this tranfer or value of property (whichever is greater) is $30,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James Harold Fann

Sworn to and subscribed before me on this 6th day of April, 1984.

Notary Public

My Commission Expires: 4-22-84

This instrument was prepared by Thomas E. Schoenheit, Attorney, MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C., 700 Metropolitan Federal Building, 230 Fourth Avenue North, Nashville, Tennessee 37219.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy H. Watson,
a Notary Public in and for said County and State, the within named
Opal Fann Morrison & Floyd E. Morrison the bargainorS,
with whom I am personally acquainted, and who acknowledged that they
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory
this 15th day of March, 1984.

NOTARY PUBLIC: Kathy H. Watson
My Commission Expires: 12/12/84

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine B. Moore,
a Notary Public in and for said County and State, the within named
Anita Fann McCrary & Howard G. McCrary the bargainorS,
with whom I am personally acquainted, and who acknowledged that they
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet
this 16th day of March, 1984.

NOTARY PUBLIC: Katherine B. Moore
My Commission Expires: April 21st, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lewis F. Dickens,
a Notary Public in and for said County and State, the within named
James Wendell Duke & James E. Duke the bargainor,
with whom I am personally acquainted, and who acknowledged that
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville,
this 20th day of March, 1984.

NOTARY PUBLIC: Lewis F. Dickens
My Commission Expires: 4-19-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Joyce McMackins,
a Notary Public in and for said County and State, the within named
LETA FANN Grimes AND Bert Grimes the bargainorS,
with whom I am personally acquainted, and who acknowledged that ~~they~~
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tn.,
this 22 day of March, 1984.

NOTARY PUBLIC: Joyce McMackins

My Commission Expires: My Commission Expires April 19, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Martha Anne White
a Notary Public in and for said County and State, the within named
Jean Fann Morrison the bargainor,
with whom I am personally acquainted, and who acknowledged that she
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tn.
this 22 day of March, 1984.

NOTARY PUBLIC: Martha Anne White

My Commission Expires: 1-22-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy H. Watson,
a Notary Public in and for said County and State, the within named
James Harold Fann and Nancy P. Fann the bargainorS,
with whom I am personally acquainted, and who acknowledged that they
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tn.
this 23rd day of March, 1984.

NOTARY PUBLIC: Kathy H Watson

My Commission Expires: 12/12/84

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____,
a Notary Public in and for said County and State, the within named
_____ the bargainor__,
with whom I am personally acquainted, and who acknowledged that _____
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this _____ day of _____, 1984.

NOTARY PUBLIC:_____

My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela J. Daniel,
a Notary Public in and for said County and State, the within named
Lillian Fann Neal & Claude E. Neal the bargainorS,
with whom I am personally acquainted, and who acknowledged that _____
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison,
this 16th day of March, 1984.

NOTARY PUBLIC: Pamela J. Daniel

My Commission Expires: [illegible] 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rubie A. Hill
a Notary Public in and for said County and State, the within named
Patricia Fann Bush the bargainor__,
with whom I am personally acquainted, and who acknowledged that _____
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee
this 21 day of March, 1984.

NOTARY PUBLIC: Rubie A. Hill

My Commission Expires: January 18, 1987

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6270 PAGE 517

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 93.50-
6456A04/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 5 4 5 4. 1

IDENTIF. REFERENCE

APR 13 2 53 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28215