ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR. NO.
JOHN J. BRANNON, SR. 1446 OLD HILLSBORO ROAD FRANKLIN, TN 37064	SAME	104-2-242 104-2-242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged. We, SAMUEL PHILLIPS FITTS and wife, PHYLLIS B. FITTS, the Grantors herein, have bargained and sold, and by these presents do transfer and convey unto the said JOHN J. BRANNON, SR., the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: 622.50

DESCRIPTION:

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 10, in the A.W. Wills Subdivision of Lot 40 in the Boyd Cockrill Spring Tract, a plan of which is of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 45 feet on the southwesterly side of 30 Avenue North, formerly Amelia Avenue and runs back 155 feet on the southeasterly line to 31st Avenue North, measuring 54.9 feet thereon.

Being the same property conveyed to Jim M. Fitts and wife, Sammye Phillips Fitts, by deed from Dodson Batson and wife, Emma Batson, of record in Book 3791, page 938, Register's Office for Davidson County, Tennessee. The said Sammye Phillips Fitts having predeceased Jim M. Fitts. By Will of Jim M. Fitts of record in Will Book 150, Page 848, Probate Court Davidson County, Tennessee, property was devised to Samuel Phillips Fitts.

TRACT NO. 2:

Being Lot No. 9 and the northerly part of Lot No. 11 on the Map of A.W. Will's Subdivision of Lot No. 40 of the Boyd Cockrill Spring Tract, as of record in Book 57, page 114, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of 30th Avenue North, at the common corner of Lots Nos. 9 and 10; thence in a westerly direction, parallel with the southerly margin of Lemira Avenue, and along the dividing line between Lots Nos. 9 and 10, 155 feet to a point in the easterly margin of 31st Avenue North, formerly Euelid Avenue; thence along the easterly margin of 31st Avenue North, in a southerly direction 61 feet more or less to the northwest corner of the property conveyed to Kathleen N. Rogers by deed of record in Book 1088, Page 238, said Register's Office; thence in an easterly direction and parallel with the southerly margin of Lemira Avenue, 36 feet to a point in the dividing line between Lots Nos. 8 and 9 and 11, and continuing along the dividing line between Lots Nos. 8 and 9, easterly 155 feet to a point in the westerly margin of 30th Avenue North; thence northerly along the westerly margin of 30th Avenue North, 50 feet to the point of beginning.

Maximum principal indebtedness for Tennessee recording tax purposes is $ 220,000.00 .

Being the same property conveyed to Jim M. Fitts and wife, Sammye P. Fitts by deed from Paul Rosson and wife, Betty Rosson, of record in Book 3506, Page 135, Register's Office for Davidson County, Tennessee. The said Sammye Phillips Fitts having predeceased Jim M. Fitts. By Will of Jim M. Fitts of record in Will Book 150, Page 848, Probate Court Davidson County, Tennessee property was devised to Samuel Phillips Fitts.

This is improved property known as: 31st Avenue North and Burch Avenue.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and we do covenant with the said GRANTEE 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 GRANTEE, his 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 17 day of March, 1988.

13629

IDENTIFICATION REFERENCE

MAR 17 3 37 PM '88

REGISTER

Samuel Phillips Fitts
SAMUEL PHILLIPS FITTS

Phyllis B. Fitts
PHYLLIS B. FITTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL PHILLIPS FITTS and wife, PHYLLIS B. FITTS, the bargainors with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of March, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-24-1988

CHARLES C. MORROW NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 220000.00.

AFFIANT

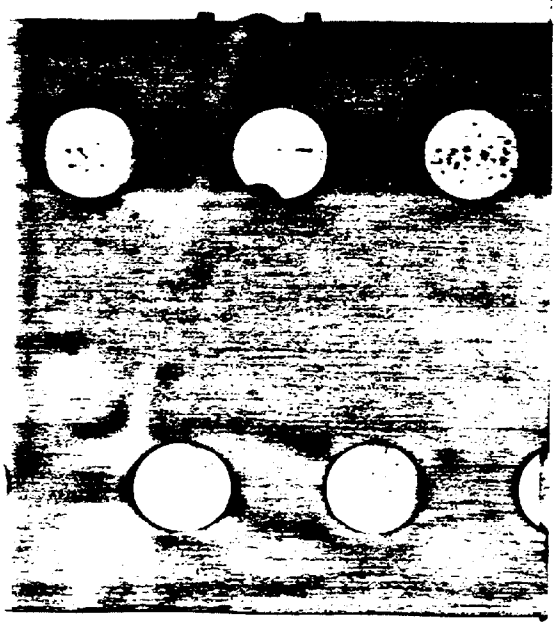
SWORN to and subscribed before me this the 17 day of March, 1988.

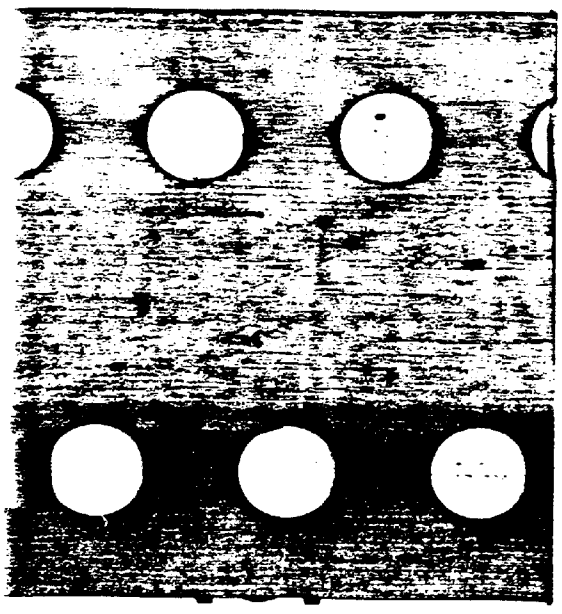
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-24-88

CHARLES C. MORROW NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
CHARLES C. MORROW, ATTORNEY AT LAW
3221 NOLENSVILLE ROAD, NASHVILLE, TN 37211
(615) 832-0138





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7493 PAGE 722

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
220000.00
CON TX 616.00
PRFEE 0.50
WDEED 6.00
TOTAL 622.50
CASH 622.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/88 01 15:41 0001 7079

13629

IDENTIFICATION REFERENCE

MAR 17 3 37 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71685