THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

File 4

ADDRESS NEW OWNER:
John F. Fitchett, III
1002 Tower Place
Nashville, TN 37204

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 132-5
PARCEL 5
16DA-16693

BOOK 7718 PAGE 619

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Claire M. Holt Gulmi and husband, James S. Gulmi hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John F. Fitchett, III, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Glendale Park Section 1, of record in Book 1130, page 45, Register's Office for said County.

SAID Lot No. 4 fronts 120 feet on the northerly margin of Tower Place and extends back 190.8 feet on the westerly line and 161.7 feet on the easterly line to a dead line in the rear, measuring 110 feet thereon.

Being the same property conveyed to E. Berry Holt, III and wife, Claire M. Holt by deed from Donald E. Pollard and wife, Janice Pollard of record in Book 5102, page 549, said Register's Office. E. Berry Holt, III and Claire M. Holt have since been divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Case No. 83D-153, said property has since been conveyed to Claire M. Holt by Quitclaim Deed of record in Book 6042, page 312, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (an) improved property, known as 1002 Tower Place, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of November, 19 88.

James S. Gulmi

Claire M. Holt Gulmi

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of November, 19 88, before me personally appeared Claire M. Holt Gulmi and husband, James S. Gulmi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7718 PAGE 620

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 28th day of November, 19 88.

My Commission Expires: Oct 9, 1991

_____
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:

Claire M. Holt Gulmi and husband,
James S. Gulmi

to:

John F. Fitchett, III,
unmarried

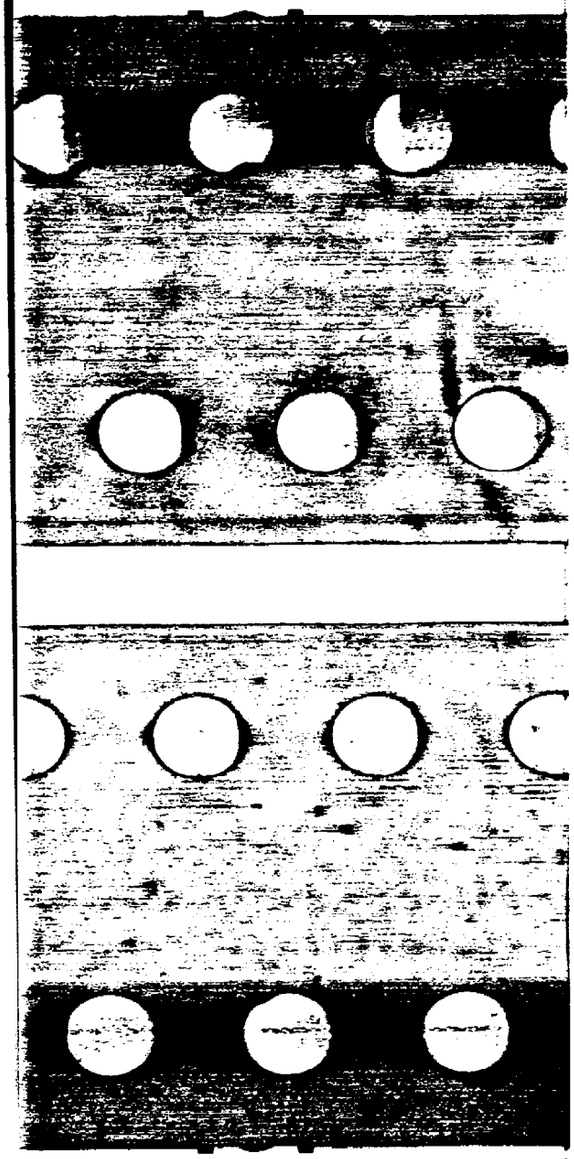
3755 12/02 0101 03CHECK 501.50

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
Dec 2 2 37 PM '88

IDENTIFICATION REFERENCE

9 0 4 3 5

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



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

RECEIVED OF _____

FOR _____

BOOK 7718 PAGE 621

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

CAMT 150000.00
CON TX 495.00
PRFEE 0.50
WDEED 6.00
[illegible] 501.50
CHECK 501.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/02/88 01 14:37 0001 3755

90435

IDENTIFICATION REFERENCE

DEC 2 2 37 PM '88

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 159982