This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Michael E. Nathanson, etux
811 Benton Court
Goodlettsville, TN 37072

SEND TAX BILLS:
Mainstreet Mortgage Co. Inc.
181 Gallatin Rd.
Hendersonville, Tn 37075

Map & Parcel: 75-15-52/FB 10D-23854

BOOK 7799 PAGE 666

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FRANK WHITUS and wife, BETTY C. WHITUS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL E. NATHANSON and wife, JAN W. BYRUM-NATHANSON, hereinafter called the Grantees, their heirs and assigns, the following described property to wit:

BEING a tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee, and being Lot No. 123 on the Plan of Grizzard Manor, Section V, as of record in Book 4675, pages 163 and 164, said Register's Office, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Benton Court at the common corner of Lots 123 and 122, thence along the margin of said road 51.86 feet to the common corner of Lots 123 and 124; thence leaving said road and running along the common boundary line of said lots 274.2 feet to a point in the rear line of Lot No. 129; thence S. 83° 01' E 163.38 feet to an iron pin in the rear line of Lot No. 130; thence S 74° 59' E 158.26 feet to an iron pin in the common rear corner of Lots 123 and 122; thence along the boundary line of said lots 272.8 feet to the point of beginning.

Being part of the same property conveyed to Frank Whitus and wife, Betty C. Whitus by deed from Lynn Simpson, dated December 16, 1986 and being recorded in Book 7072, page 419 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in an instrument of record in Book 4875, page 228, Register's Office for Davidson County, Tennessee, and to all matters reflected on plat of record in Book 4675, pages 163, and 164. Taxes for 1989 are being pro-rated, with the Grantee herein being responsible for paying 1989 taxes.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

This is improved property located at 811 Benton Court, Goodlettsville, Tennessee 37075.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 17th day of March, 1989.

Frank R. Whitus
FRANK WHITUS

Betty C. Whitus
BETTY C. WHITUS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frank Whitus and wife, Betty C. Whitus, the within named bargainors with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this this the 17th day of March, 1989.

My Commission Expires:
5/11/91.

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100 ($148,000.00) DOLLARS.

Michael E. Matheson
AFFIANT

Subscribed and sworn to before me this the 17th day of March, 1989.

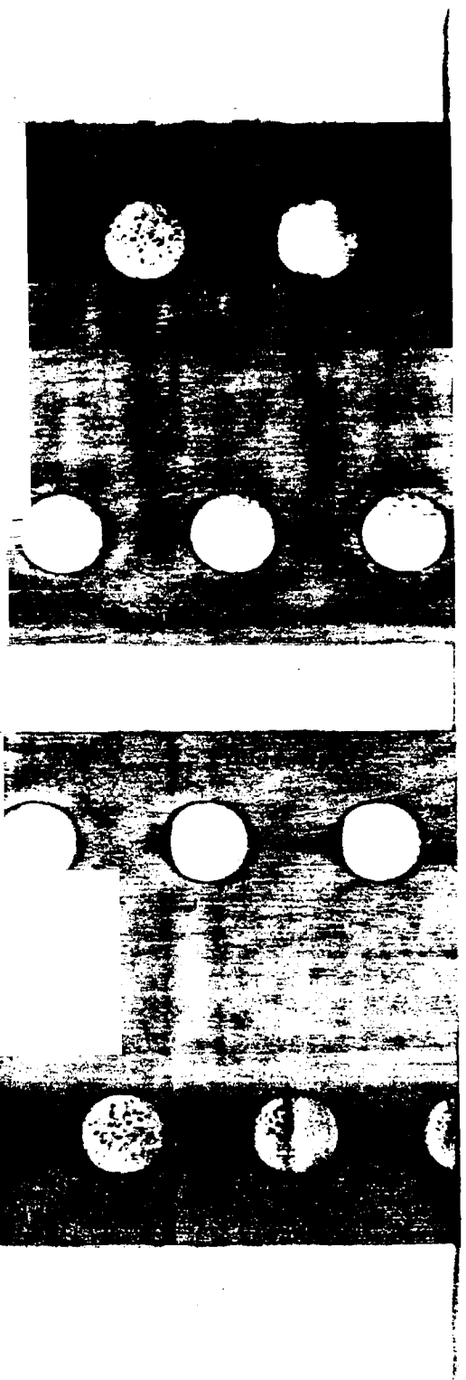
NOTARY PUBLIC

(SEAL) My Commission Expires: 5/11/91

MAIL ENV.

MAR 23 11 45 AM '89

10845



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

RECEIVED OF _____

FOR _____

BOOK 7799 PAGE 668

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	
	148000.00
CON TX	488.40
PRFEE	0.50
WDEED	6.00
TOTAL	494.90
CHECK	494.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/89 01 11:47 0001 8500

18845

IDENTIFICATION REFERENCE

MAR 23 11 46 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192997