Bdy 14

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES: 4/23/93

(AFFIX SEAL)

BOOK 7873 PAGE 784

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS: Gary W. Sitzman	SEND TAX BILLS TO: Fidelity Federal Savings & Loan	MAP-PARCEL NUMBERS 159-1-21
(NAME) 1940 Edenbridge Way	(NAME) 401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dwayne Cole Homebuilders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Sitzman and wife, Norma A. Sitzman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 23 on the Plan of Hounds Run of record in Book 6900, pages 167, 168, 169, 170, 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 201.74 feet on the southerly side of Edenbridge Way and runs back 270.32 feet on the westerly lot line and 276.16 feet on the easterly lot line to a line in the rear which measures 196.44 feet thereon.

Being the same property conveyed to Dwayne Cole Homebuilders, Inc. by deed from Investors Federal Savings Bank as of record in Book 7487, page 419, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 6900, page 167-171, said Register's Office, shows an Owner's Certificate, and a 10 foot public utility and drainage easement on the front lot line and rear lot line.
Declaration of Protective Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7079, page 995, corrected in Book 7238, page 736, said Register's Office.
Deed of Conveyance to Metro Government of Nashville and Davidson County Tennessee Department of Water and Sewerage Services of record in Book 7474, page 695, said Register's Office. (See Reverse Side)

8740 06/26 0101 03CHECK 1653.20

This is unimproved (XX) improved ( ) property, known as 1940 Edenbridge Way, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 his hand this 23rd day of June, 19 89

Dwayne Cole Homebuilders, Inc.
By: Dwayne Cole, Pres.

STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Dwayne Cole

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Dwayne Cole Homebuilders, Inc. a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tenn., this 23rd day of June, 19 89.

Judy S. Wells Notary Public

Commission Expires 1/23/93

WARRANTY DEED

FROM
Dwayne Cole Homebuilders, Inc.

TO
Gary W. Sitzman and wife, Norma A. Sitzman

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

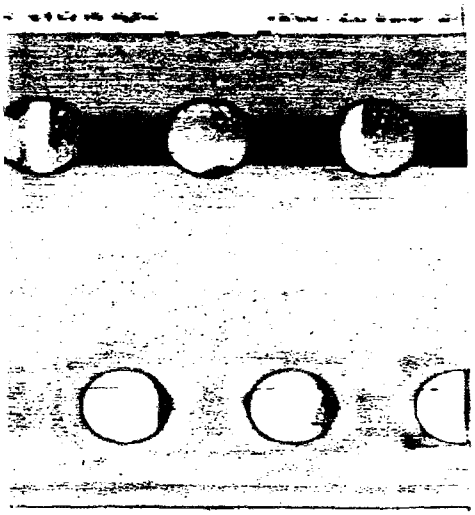
(Continuation)
Easement for transmission line granted to United States of America by T.B. Mayan, et ux of record in Book 2248, page 618, said Register's Office.
Easement by Arlene Zeigler and Mable Ward to Mrs. Murray M. Johnson, Jr. et al, of record in Book 3675, page 362, said Register's Office.
Easement for transmission line granted the United States of America of record in Book 2249, page 86, said Register's Office.

44200

IDENTIFICATION

JUN 26 2 48 PM '89

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



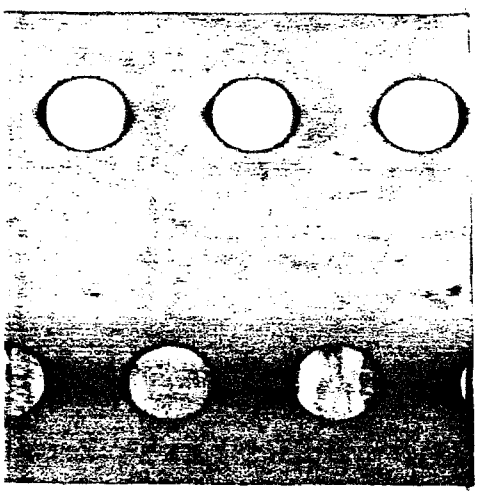
RECEIVED OF _____

FOR _____

BOOK 7873 PAGE 786

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 499000.00
				CON TX 1646.70
				PRFEE 0.50
				WDEED 6.00
				TOTAL 1653.20
				CHECK 1653.20
06/26/89	01			14:50 0001 8740



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44200

IDENTIFI REFERENCE

JUN 26 2 48 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223030