THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

DANA L. NOLEN ET VIR
HELEN YVONNE HALL
1612 LETHIA DRIVE
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 73-13

PARCEL 97.00

6986 09/21 0101 03CHECK 201.40

SEND TAX BILLS TO:

FIRST INVESTMENT COMPANY
P.O. BOX 749
COLUMBUS, OHIO 43216-0749

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Dana L. Nolen
AFFIANT

Subscribed and sworn to me the 20th day of SEPTEMBER, 1989.

Denise C. Allison
Notary Public
My commission expires: 05-03-92

6809 4

IDENTIFICATION REFERENCE

SEP 21 10 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, THOMAS N. FITTS ET UX, DIMPLE H. FITTS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DANA L. NOLEN ET VIR, PAUL D. NOLEN, AND HELEN YVONNE HALL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1612 LETHIA DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 20th day of SEPTEMBER, 1989.

Thomas N. Fitts
THOMAS N. FITTS

Dimple H. Fitts
DIMPLE H. FITTS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS N. FITTS ET UX, DIMPLE H. FITTS, the within named bargainors, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20th day of SEPTEMBER, 1989.

Denise C. Allis
notary public

My commission expires: 5-11-92

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Being lot No. 11 on the Plan of Mailan Heights, as of record in Book 1835, page 90, as amended in Book 2438, page 158, Register's Office for said County, described as follows:

Beginning on the northerly margin of Traughber Drive at the corner of lots Nos. 10 and 11; thence with the line between said two lots northerly 95.4 feet to the corner of lots Nos. 10, 11 and 12; thence with the line between lots Nos. 11 and 12 easterly 133 feet to the westerly margin of Lethia Drive; thence with the same southerly 68.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.2 feet to the northerly margin of Traughber Drive; thence with the same westerly 100.9 feet to the beginning.

Being the same real property conveyed to Thomas N. Fitts et ux, Dimple H. Fitts, by Warranty Deed from Arthur Martin et ux, Melba Stone Martin, of record in Book 2877, page 547, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Restrictions of record in Book 2019, page 63, Register's Office for Davidson County, Tennessee.

3. Exceptions to Plat of record in Book 1835, page 90, as amended in Book 2438, page 158, said Register's Office, which include a 20 foot minimum building setback line from Traughber Drive, a 40 foot minimum building setback line from Lethia Drive and a 10 foot public utility and drainage easement along the west lot line.

4. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4096, page 899, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7943 PAGE 401

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 58000.00
CON TX 191.40
PRFEE 1.00
WDEED 9.00
TOTAL 201.40
CHECK 201.40

09/21/89 01 10:53 0001 6986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 0 9 4

IDENTIFICATION REFERENCE

SEP 21 10 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250956