File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 89.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1994

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex T. Fitzgerald (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 87
4235 Central Pike (STREET ADDRESS OR ROUTE NUMBER)	2416 Hillsboro Rd., #106 (STREET ADDRESS)	PARCEL 55
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37212 (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, Hugh Allen and wife, Elaine Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex T. Fitzgerald and LeAnn F. Carney

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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, and described according to a survey of John B. Kohl, dated October 31, 1979, as follows:

Beginning at a point in the northerly margin of Central Pike, said point being in the west line of the property conveyed to Robert T. Sircy and wife, Alene, of record in Book 1368, page 288, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Central Pike, westerly 87.8 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve, 39.86 feet to a concrete monument in the easterly margin of New Hope Road; thence along the margin of the same, northerly 196.48 feet to a concrete monument; said point being in the southerly line of the property conveyed to Buford Sircy and wife, of record in Book 1733, page 442, Register's Office for Davidson County, Tennessee; thence along said southerly line, easterly 180.28 feet to a point, said point being in the westerly line of Robert T. Sircy property; thence along the westerly line, southerly 200 feet to the point of beginning.

BEING the same property conveyed to Hugh Allen and wife, Elaine Allen by deed from Federal National Mortgage Association, of record in Book 6605, page 298, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record.

This is unimproved ( ) / improved (X) property, known as 4235 Central Pike, Hermitage, TN 37076
(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 our hand s this 15th day of December, 19 89

Hugh Allen — Elaine Allen

Hugh Allen

Elaine Allen

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Hugh Allen and wife, Elaine Allen

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 15th day of December 19 89

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM
Hugh Allen and wife, Elaine Allen

TO
Rex T. Fitzgerald and LeAnn F. Carney

6679 12/30 0101 03CHECK 271.00

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

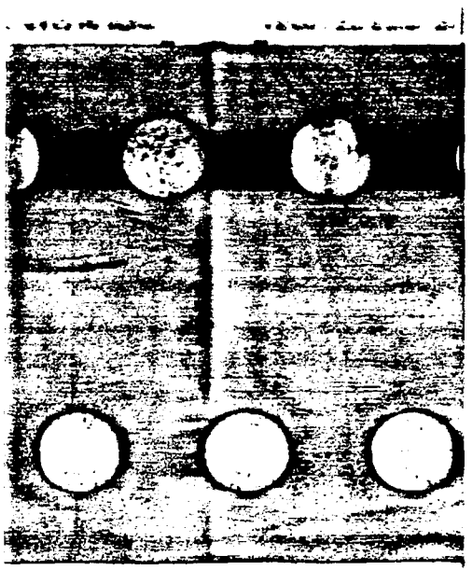
IDENTIFICATION REFERENCE

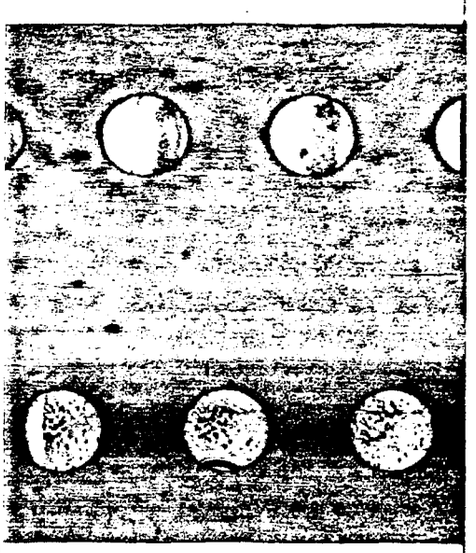
DEC 20 3 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9 0 9 2 0

File Box 29





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

DAMT	80000.00
CON TX	264.00
PRFEE	1.00
MREED	6.00
TOTAL	271.00
CHECK	271.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/20/89 01 15:14 0001 667?

9:09:20

IDENTIFICATION REFERENCE

DEC 20 3 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277817