THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED

BOOK 8066 PAGE 823

Name/Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Polly K. Pitts 105 Blackburn Avenue Nashville, TN 37215	Same	Map 103-01-188

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Eric Fenichel and M. Clayton Dixon, as joint tenants with the right of survivorship ("Grantor"), have bargained and sold, and by these presents does transfer and convey to Polly K. Pitts, a single woman ("Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being parts of Lots Nos. 103, 104 and 107 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, April 22, 1952, as follows:
>
> Beginning at an iron pin in the northeasterly margin of Blackburn Avenue, 95 feet southeast from the corner of Lots Nos. 107 and 109; thence northeasterly 124.8 feet to an iron pin in the line of Lot 105, 15 feet northerly from the common corner of Lots Nos. 104 and 105; thence with the line between Lots Nos. 105 and 107 southerly 15 feet to a point, the common corner of Lots Nos. 104 and 105; thence with the line between said Lots Nos. 104 and 105 easterly 21.3 feet to an iron pin; thence southeasterly 140.8 feet to an iron pin in the southerly line of Lot 103; thence with the line of Lots Nos. 103 and 107, and along the line of Lot No. 102, southwesterly 74 feet to an iron pin in the margin of Blackburn Avenue, at the common corner of Lots Nos. 102 and 107; thence with the margin of Blackburn northwesterly 121 feet to the beginning.
>
> Being the same property conveyed to Eric Fenichel and M. Clayton Dixon, as joint tenants with the right of survivorship by Warranty Deed from Howard L. Baltimore and wife, Anita W. Baltimore of record in Book 6969, page 403, RODC.

This is improved property known as 105 Blackburn Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successor and assigns against the lawful claims of all persons whomsoever.

Executed this 16th day of March, 1990.

Eric Fenichel

M. Clayton Dixon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudette M. Oliver, a Notary Public in and for the County and State aforesaid, personally appeared Eric Fenichel and M. Clayton Dixon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 16 day of March, 1990.

Claudette M. Oliver
Notary Public

My Commission Expires:
January 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Polly K. Pitts
Affiant

Sworn to and subscribed before me this 16 day of March, 1990.

Claudette M. Oliver
Notary Public

My Commission Expires:
January 11, 1992

I 1548

IDENTIF. TREFERENCE

MAR 16 4 11 PM '90

DAVIDSON COUNTY TN.

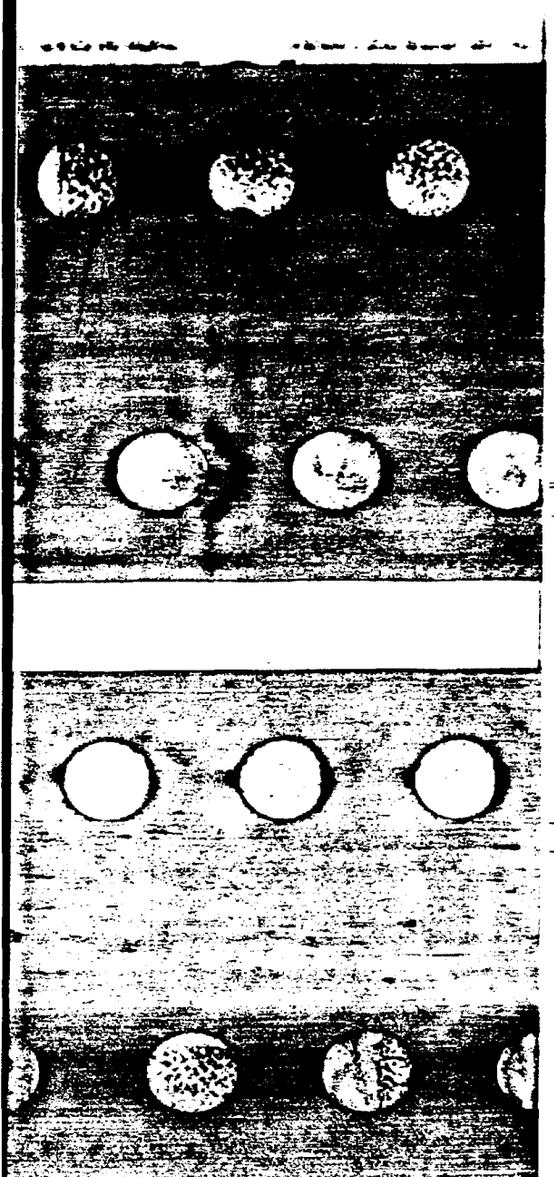
EXHIBIT "A"

1. 1990 real property taxes prorated and assumed by Grantee. 1991 and subsequent years, real property taxes assumed by Grantee.

2. All matters shown on the plan of record in Book 421, page 94, RODC.

3. Easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee for Sanitary Sewers and/or Storm Drainage of record in Book 5400, page 648, RODC.

3330 03/16 0101 03CHECK 604.00



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

RECEIVED OF _____

FOR _____

BOOK 8066 PAGE 826

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 180000.00
CON TX 594.00
PRFEE 1.00
WDEED 9.00
TOTAL 604.00
CHECK 604.00

03/16/90 01 16:07 0001 3330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

U: K: 5 4 8

IDENTIFICATION REFERENCE

MAR 16 4 11 PM '90

DAVIDSON COUNTY TN.

No. 301782