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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

Dav. Co. File: Box 8:
W & I Ref. (pb) (Title No: 30062)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 54000.00

James T. Hix
Affiant

Sworn and subscribed before me this 15th day of May, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
James T. Hix 2506 Mashburn Road Nashville, TN 37211	Dominion Bankshares Mortgage Corporation P.O. Box 9703 McLean, VA 22102	119-07-087 06DA 33238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George H. Kittrell, Jr. and spouse, Tammie P. Kittrell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James T. Hix and spouse, Kimberly A. Hix,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 75 on the plan of Laurel Acres Section Two, of record in Book 2133, page 122, Register's Office for said County.

SAID Lot No. 75 fronts 90.02 feet on the southeasterly margin of Mashburn Road and extends back 165.7 feet on the northeasterly line and 219.4 feet on the southwesterly line to a dead line in the rear, measuring 132.2 feet thereon.

Being the same property conveyed to George H. Kittrell, Jr. and wife, Tammie P. Kittrell by deed from Mildred M. Holt, unmarried, of record in Book 6700, page 946, Register's Office for said County.

The property herein conveyed is subject to restrictive covenants of record in Book 2298, page 5, Register's Office for Davidson County, Tennessee.

27354

MAY 18 1 54 PM '90

2976 05/18 0101 03CHECK 185.20

This is improved property, known as: 2506 Mashburn Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 1990.

George H. Kittrell, Jr.

Tammie P. Kittrell

State of Tennessee
County of Davidson

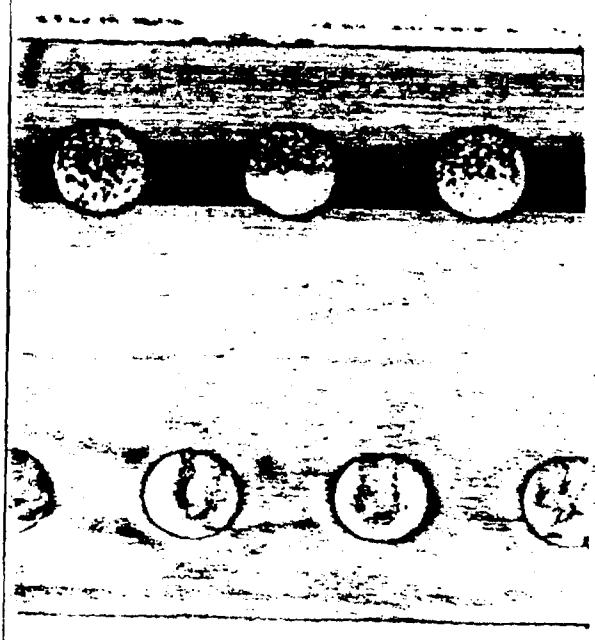
On this 15th day of May, 1990, before me the undersigned authority, personally appeared George H. Kittrell, Jr. and Tammie P. Kittrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

W & I: 12/89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

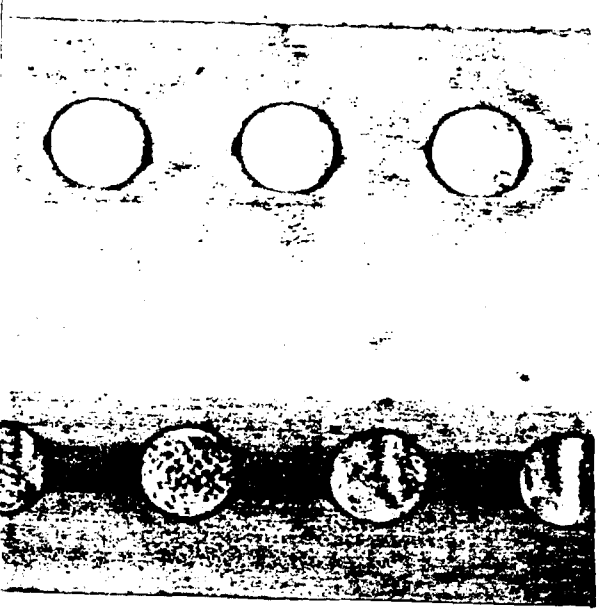
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	54000.00
CON TX	178.20
PRFEE	1.00
WDEED	6.00
TOTAL	185.20
CHECK	185.20

05/18/90 01 13:57 0001 2976



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27354

IDENTIFICATION

MAY 18 1 54 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 32048