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

ADDRESS NEW OWNER:

ROBERT D. GREGOR ET UX
DEBRA J. GREGOR
504 HADLEY AVENUE
OLD HICKORY, TN 37138

MAP/PARCEL NUMBER:

MAP 44-11
PARCEL 12

1835 08/21 0101 030 REC 158.50

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00, THIS 16th DAY OF AUGUST, 1990.

Robert D Gregor
AFFIANT

Subscribed and sworn to me, this the 16TH day of AUGUST, 1990.

Denise C. Allen
Notary Public
My commission expires: 5-12-92

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AUG 21 9 46 AM '90

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, I, C. DAVID PITZER, TRUSTEE, with full power and authority to sell, lease, convey, mortgage and deal in and with said property, without the necessity of joinder of any beneficiary or beneficiaries, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT D. GREGOR ET UX, DEBRA J. GREGOR, 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 GRANTOR 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 504 HADLEY AVENUE, OLD HICKORY, TN 37138.

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, I covenant that I AM 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.

I further covenant and bind MYSELF and MY 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 my hand this 16TH day of AUGUST, 1990.

C. David Pitzer, Trustee

C. DAVID PITZER, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. DAVID PITZER, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 16TH day of AUGUST, 1990.

Denise C. Allen

notary public

NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 157 on the Plan of Section "A"; Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County. Said Lot fronts 74.5 feet on the westerly side of Hadley Avenue and runs back between parallel lines, 150 feet to a dead line.

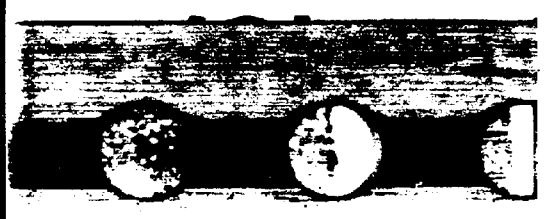
Being the same property conveyed to C. David Pitzer, Trustee, with full power and authority to sell, lease, convey, mortgage and deal in and with said property, without the necessity of joinder of any beneficiary or beneficiaries, by Warranty Deed from Paul M. Bauman, Jr., et ux, Judy F. Bauman, of record in Book 6361, page 659, Register's Office for Davidson County, Tennessee.

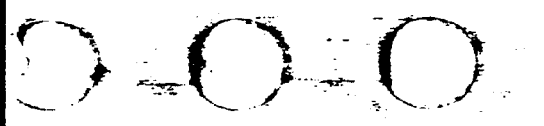
Included in the above description but expressly excluded from this conveyance is a four-foot strip of land across the rear line of said lot which was retained by Keith W. Brown et ux, Mattie E. Brown, in Deed of record in Book 4701, page 489, Said Register's Office.

EXHIBIT 'B'

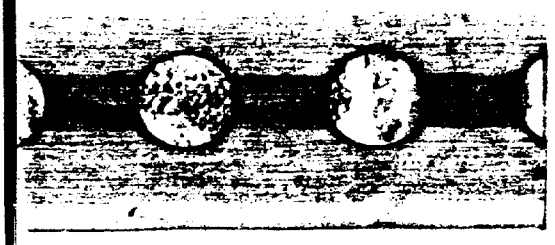
1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, which shows a 10-foot easement for public utility purposes along the southerly line of said lot; and a 10-foot electric and/or telephone line easement which runs across said lot.









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 988

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	45000.00
CON TX	148.50
PRFEE	1.00
WDEED	9.00
TOTAL	158.50
CHECK	158.50

08/21/90 01 09:49 0001 1835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

Aug 21 9 46 AM '90

FELIX Z. WILSON, II

No. 348249