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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30762)
Dav. Co. File: Box 8

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: $124,900.00

John W. Fitzpatrick
Affiant

Sworn and subscribed before me this 30th day of April, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
John W. Fitzpatrick
416 Moss Creek Court
Nashville, Tn 37221

MORTGAGEE:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, TN 38101-2926

MAP-PARCEL NUMBERS
142-7-B-5
9D 80872

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 **The Bacon Group, a partnership composed of Barry W. Bacon and J. Richard Bacon,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Fitzpatrick and spouse, Marie C. Glaser,** 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. 5 on the revised final plan of Moss Creek Plantation, of record in Book 6900, page 608, Register's Office for said County.

SAID Lot No. 5 fronts 88.47 feet on the broken southeasterly margin of Moss Creek Court and extends back 119.42 feet on the northeasterly line and 100.03 feet on the southwesterly line to a dead line in the rear, measuring 98.51 feet thereon.

BEING part of the same property conveyed to The Bacon Group, a partnership composed of Barry W. Bacon and J. Richard Bacon by quitclaim deed from J.Richard Bacon, Trustee of record in Book 7760, page 548, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6519, Page 458, Book 6529, page 560, Book 7037, page 683, Book 7369, page 413 and Book 7470, page 130, said Register's Office, and to the matters set forth in the referenced Plan of record.

8535 05/02 0101 03CHECK 419.17

This is improved property, known as: 416 Moss Creek Court, Nashville, Tn 37221

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 30th day of April, 1991.

The Bacon Group

By: J. R. B. Partner
J. Richard Bacon, partner

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN.
MAY 2 12 23 PM '91
IDENTIF. REFERENCE
11277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

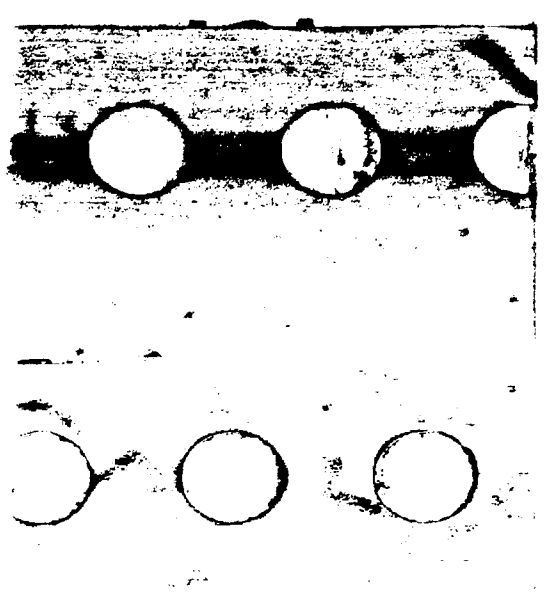
Before me, personally appeared **J. Richard Bacon,** to me known or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be a Partner of The Bacon Group, the within named bargainor, a partnership, and that he as such Partner executed the within instrument on behalf of The Bacon Group as such Partner.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1991.

Notary Public

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

My Commission Expires: 9/24/92





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

CAMT

124900.00

CON TX	412.17
PRFEE	1.00
WDEED	6.00
TOTAL	419.17
CHECK	419.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05 02 91 01 12 23 0001 8535

I. I. 2. 7 7.

IDENTIF. REFERENCE

MAY 2 12 23 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 418191