MAIL This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

3101 09/23 0101 03CHECK 391.10

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Carolyn M. Fitzgerald	Murray Mortgage Co.	135-14A-109
840 Rocky Mtn. Pkwy.	5580 LBJ Freeway	02DX-06834
Antioch, TN 37013	Dallas, TX 75380	

W A R R A N T Y D E E D

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, **GREGORY STANDIFER & wife, MELONY STANDIFER,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **CAROLYN M. FITZGERALD,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, being Lot No. 68 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900, page 391, 392 and 393, RODC, TN, to which plan reference is hereby made for a more complete and accurate descriptin thereof.

BEING the same property conveyed to Gregory Standifer & wife, Melony Standifer by deed from Kerry Martin Bradley & wife, Laura Virginia Bradley, of record in Book 7807, page 586, Register's Office of Davidson County, TN.

SAID GRANTEE HEREBY ASSUMES A NOTE IN THE AMOUNT OF $87,624.82, WITH SAID NOTE BEING SECURED BY A DEED OF TRUST OF RECORD IN BOOK 7419, PAGE 421, ASSUMED IN BOOK 7807, PAGE 586, AND ASSIGNED IN BOOK 7478, PAGE 590, ALL REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

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, her heirs and assigns, forever;

AND we do covenant with the said Grantee 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;

Subject to the following restrictions and conditions:

1. 1991 County taxes a lien, not yet due. Said taxes will be paid when due by the Grantee.

2. Restrictive covenants in Book 6405, page 169, RODC, TN.

3. Plan of record in Plat Book 6900, page 140 and Book 6900, page 391, 392 and 393, all RODC, TN.

4. Easement and deed of conveyance for sewers granted to Metropolitan Gvt. of Nashville & Davidson County, in Book 7097, page 158, RODC, TN.

5. Master Deed and Declaration of Covenants, Conditions & Restrictions in Book 7032, page 730, 7032, page 733, corrected in Book 7065, page 959 and amended in Book 7069, page 739, all RODC, TN.

6. By-Laws of Pinnacle Point Homeowners Assoc. in Book 7032, page 761 and Charter of said association in Book 7058, page 234, both RODC, TN.

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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved (x) improved property is known as 840 Rocky Mountain Parkway, Antioch, TN 37013.

WITNESS our HAND(S) THIS 20 DAY OF September, 1991, IN FRANKLIN, TENNESSEE.

GREGORY STANDIFER

MELONY STANDIFER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Gregory Standifer & wife, Melony Standifer, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 day of Sept., 1991 in Franklin, Tn.

Margaret Harris
Notary Public

My Commission Expires:

5/11/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Carolyn M. FitzGerald
AFFIANT

Sworn to and subscribed before me this 20 day of Sept., 1991.

Margaret Harris
NOTARY PUBLIC

My commission expires: 5/11/93

48815

SEP 23 10 37 AM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8447 PAGE 842

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 103000.00
CON TX 381.10
PRFEE 1.00
WDEED 9.00
TOTAL 391.10
CHECK 391.10

09/23/91 01 10:39 0001 3101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 8 8 1 5

SEP 23 10 37 AM '91

No. 461308