BOX 15

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WARRANTY DEED

Address of new owner(s):	Send Tax Bills To:	Map-Parcel #
David B. Fox, Jr. 3104 Blakemore Avenue Nashville, TN 37212	First Tennessee Bank NA P. O. Box 1000, Dept 47 Memphis, TN 38148	104-6-302 24W-5340

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand and other good and valuable considerations paid by the Grantees the receipt and sufficiency of which the Grantors do hereby acknowledge, we

Dr. Desmond J. Fitzgerald and wife, Margaret E. Fitzgerald,

the grantors, have bargained and sold and by these presents do transfer and convey unto

David B. Fox, Jr., unmarried

the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. C of Block I, on the plan of a Subdivision of Lot No. 11 in Block No. 1, Lot Nos. 12 and 13 in Block No. 3 and Lot Nos. 12 and 13 in Block No. 4 in Fairfax Place, as of record at Book 547, page 77, Register's Office for said County.

Said Lot No. C fronts 60.0 feet on the northerly margin of Blakemore Avenue, and extends back 147.0 feet on both side lines to an alley in the rear on which it measures 45.31 feet.

Being all the same property conveyed to the grantors herein by deed as of record at Book 6907, page 893, said Register's Office.

This conveyance is expressly made subject to 1991 property taxes, which have been prorated date of settlement and the grantee assumes in full.

Melville M. Barnes, Jr. is acting as the duly and lawfully appointed Attorney in Fact for the said grantors as evidenced by Limited Power of Attorney as of record in the pages immediately preceding this instrument.

This is IMproved property known as: 3104 Blakemore Avenue
Nashville, Tn 37212

To have and to hold the said tract or parcel of land, with the estate, appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with said Grantees 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 as otherwise stated herein above. 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders as may be necessary to properly identify the same in this instrument. The corporate party, if any, having its duly authorized officer or agent to sign the name of the corporation by said officer or agent.

WITNESS our hands this 19th day of December, 1991.

Dr. Desmond J. Fitzgerald
Dr. Desmond J. Fitzgerald

By: Melville M. Barnes, Jr.
Melville M. Barnes, Jr.
Attorney In Fact

Margaret E. Fitzgerald
Margaret E. Fitzgerald

By: Melville M. Barnes, Jr.
Melville M. Barnes, Jr.
Attorney In Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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On this 19th day of December, 1991, before me, the undersigned authority, did personally appear **Melville M. Barnes, Jr.**, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **Dr. Desmond J. Fitzgerald** and wife, **Margaret E. Fitzgerald**, and who acknowledged he executed the same as the free act and deed of each of the said **Dr. Desmond J. Fitzgerald** and wife, **Margaret E. Fitzgerald**.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of Decmeber, 1991.

My comm. expires: 3-3-92

Marbut Glenn Gaston
Notary Public

MARBUT GLENN GASTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF ATTORNEY IN FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

This day appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for the jurisdiction aforesaid, Melville M. Barnes, Jr., who made oath as follows:

1. That by appointment dated November 13, 1991, which is to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, I was appointed as Attorney In Fact for Dr. Desmond J. Fitzgerald and wife, Margaret E. Fitzgerald for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of this document in their behalf to which this affidavit is attached, as well as all other documents so executed on the Principals' behalf this date, and further that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 19th day of December, 1991.

Melville M. Barnes
Melville M. Barnes, Jr., Affiant

I, Marbut Glenn Gaston, Jr., a Notary Public in and for the Jurisdiction aforesaid, in the State of Tennessee, do certify that Melville M. Barnes, Jr., whose name is signed to the foregoing writing bearing date of December 19, 1991, has acknowledged and sworn to the same before me in my Jurisdiciton aforesaid. Sworn to and subscribed before me and given under my hand this 19th day of December, 1991, at Nashville, Davidson County, Tennessee.

My commission expires: 3-3-92

Marbut Glenn Gaston
Notary Public

MARBUT GLENN GASTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transaction is $108,000.00.

David B. Fox, Affiant

Subscribed and sworn to before me this 31st day of December, 1991.

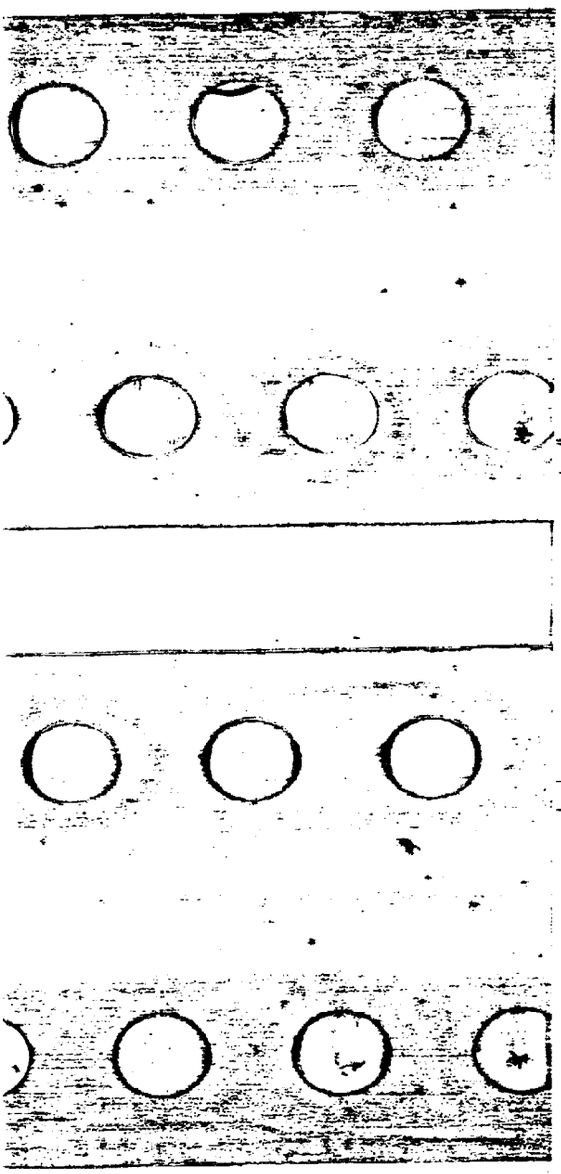
My comm. expires: November 21, 1992

Notary Public

This instrument prepared by Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd. Nashville, TN 37215 (615) 385-2804 BPR#003143.

7.4 | 90
JAN 3 | 46 PM '92
IDENTIFICATION REFERENCE
FELIX P. WHITE, JR. REGISTER DAVIDSON COUNTY
40.12 TAX/03 POST/01 CHECK
406.60

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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 108000.00
				CON TX 399.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 406.60
				CHECK 406.60
01/03/92	01			13:47 0001 4012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.190.

IDENTIFICATION REFERENCE

JAN 3 1 46 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 490457