This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Ralph D. Evans and Brenda S. Evans
4931 Trousdale Drive
Nashville, Tennessee 37220

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 160-08-0
GROUP
PARCEL 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert F. Witt and wife, Barbara B. Witt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ralph D. Evans and wife, Brenda S. Evans, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tenn., being Lot No. 23 on the plan of Broadwell Acres, of record in Book 2663, page 118, Register's Office for said County.

SAID Lot No. 23 fronts 122.0 feet on the southerly margin of Baxter Lane, and extends back 227.0 feet on the easterly line and 339.9 feet on the westerly line to a dead line in the rear, measuring 223.7 feet thereon.

BEING the same property conveyed to Robert F. Witt and wife, Barbara B. Witt by deed from Jerry D. McClure and wife, Virginia A. McClure, as of record in Book 6257, page 754, Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Baxter Lane, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph D. Evans and wife, Brenda S. Evans, their heirs and assigns, forever; and we, Robert F. Witt and wife, Barbara B. Witt, do covenant with the 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 otherwise herein set out; 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 20th day of April, 1993.

Robert F. Witt
Robert F. Witt

Barbara B. Witt
Barbara B. Witt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert F. Witt and wife, Barbara B. Witt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of April, 1993.

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 127,500.00.

Ralph D. Evans
AFFIANT

Subscribed and sworn to before me
this 20th day of April, 1993.

Herman A. Ruben
NOTARY PUBLIC

LARRY HERMAN NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: May 28, 1995

7294 04/20 0101 03CHECK 480.75

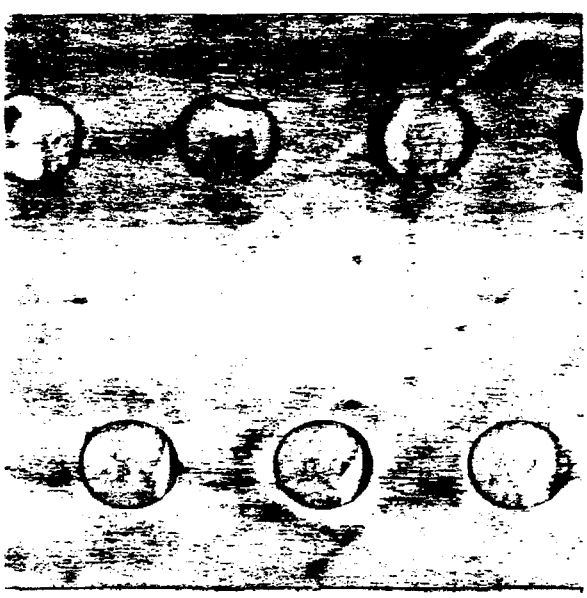
1 1 2 4 9

IDENTIFICATION REFERENCE

APR 20 12 00 PM '93

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8921 PAGE 68

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

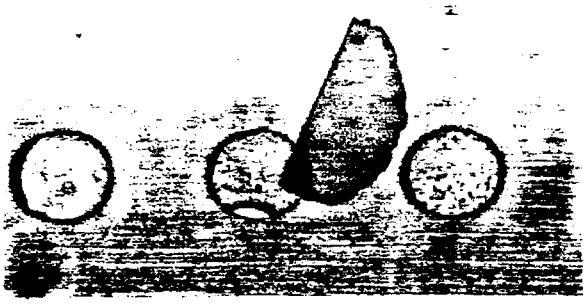
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 127500.00
CON TX 471.75
PRFEE 1.00
WDEED 8.00
TOTAL 480.75
CHECK 480.75

04/20/93 01 11:59 0001 7294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



1 1 2 4 9

IDENTIFICATION REFERENCE

APR 20 12 00 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 642032