FROM: KATHERINE M. FITZPATRICK

TO: BRENNON A. FITZPATRICK

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Brennon A. Fitzpatrick 4002 Harding Place Nashville, Tn. 37215	SAME	Map 130-7 Parcel 120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Brennan Fitzpatrick
Affiant

Subscribed and sworn to before me, this the 14th day of July, 1993.

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Comm. Expires: 1/25/97

4063 07/15 0101 03CHECK 542.10

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, Katherine M. Fitzpatrick, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Brennon A. Fitzpatrick, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 4002 Harding Place, Nashville, Tn. 37215.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims

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

WITNESS my hand this 14th day of July, 1993.

Katherine M. Fitzpatrick by
Frank Bruce Fitzpatrick Attorney-in-Fact

Katherine M. Fitzpatrick by Frank
Bruce Fitzpatrick as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of July, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank Bruce Fitzpatrick, to me known to be the person who executed the foregoing instrument in behalf of Katherine M. Fitzpatrick, and acknowledged that he executed the same as the free act and deed of the said Katherine M. Fitzpatrick.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of July, 1993.

Carol L. Kinder
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 1/25/97

orr649
7/14/93

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lots Nos. 214 and 215 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and designated as Lot No. 2 on a survey made by Z. J. Wilkinson, Surveyor, for Frank R. Fitzpatrick, dated April 10, 1947, and described as follows:

Beginning at a point in the northerly margin of Harding Place, 135 feet easterly from the original corner of Lots Nos. 213 and 214, said point being also 143.7 feet east of the corporation line of the City of Bellemeade; thence with the northerly margin of Harding Place, North 88° 15' East 135 feet to a point; the corner of Lots 1 and 2 as shown on said Z. J. Wilkinson's survey; thence with the line between said lots, northerly 335 feet to the corner of said lots and of Lots 5 and 6; thence with the line between 2 and 5 westerly 135.2 feet to a point, the corner of lots 2 and 3; thence with the line between said lots; southerly 330 feet to the beginning.

Being part of the same property conveyed to Frank R. Fitzpatrick and wife, Katherine M. Fitzpatrick by deed from Royal Oaks Land Company, a Tennessee corporation, of record in Book 1493, page 450, said Register's Office, the said Frank R. Fitzpatrick having since died.

This conveyance is made subject to the following exceptions:

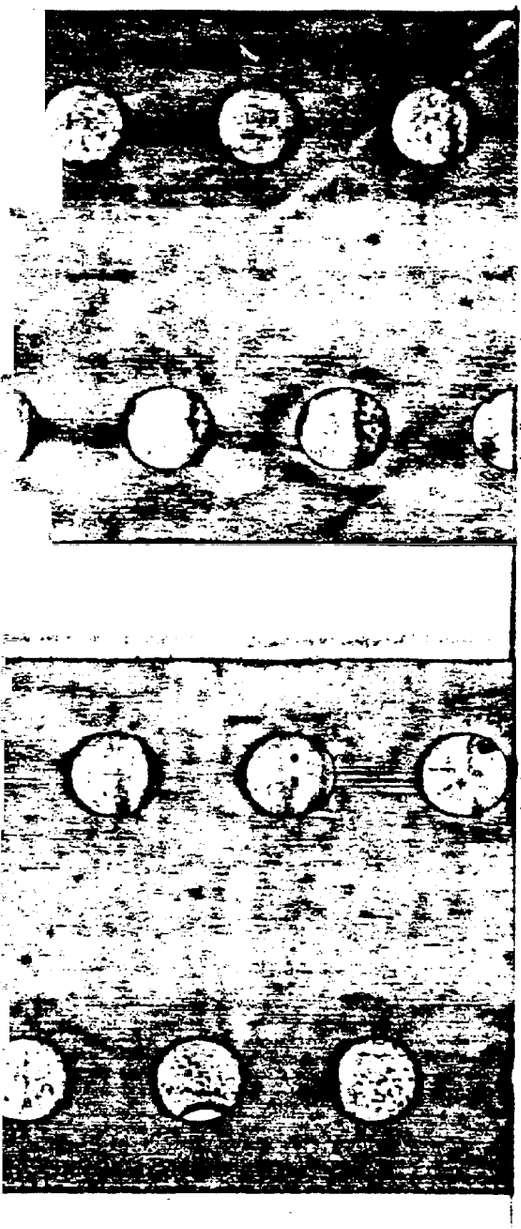
1. 1993 Metropolitan Government taxes.

2. The survey made by Z. J. Wilkinson, dated April 10, 1947, shows the location of a 10 foot utility easement along the northerly rear lot line and the location of a creek.

3. Easement for the flow of a creek.

41214
IDENTIF. & REFERENCE

93 JUL 15 AM 10:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9014 PAGE 971

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	
				143000.00
			CON TX	529.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	542.10
			CHECK	542.10
07/15/93	01		10:08 0001	4063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41214
IDENTIF. ↑ REFERENCE

93 JUL 15 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 674473