WARRANTY DEED

BOOK 9157 PAGE 766

THIS INSTRUMENT PREPARED BY

FILE BOX 38
FIRST TITLE AND ESCROW CO.

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

No. 12087

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN R. FITZMIER	THIRD NATIONAL BANK IN NASHVILLE	Map 142-16-A
(NAME)	(NAME)	
1621 Nottingham Place	P.O. Box 305110	Parcel 126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37230-5110	F.B. 9D79918
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN D. PEIRCE AND WIFE, JOAN S. PEIRCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. FITZMIER AND WIFE, MARTHA M. FITZMIER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Lot No. 126 on the Plan of Phase Three of Devon Park, as of record in Plat Book 6900, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Peirce and wife, Joan S. Peirce by deed from Zaring National Corporation, an Ohio corporation, of record in Book 7503, page 633, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6176, page 7 made applicable in Book 6967, page 156; (2) By-Laws of record in Book 8276, page 53; (3) Charter of record in Book 7372, page 862; (4) Easements of record in Book 5473, page 175, Book 6145, page 252, and Book 6908, page 59; and (5) All matters appearing on the plan of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee.

87659
IDENTIFICATION REFERENCE
93 NOV 19 AM 11:04
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0474 11/19 0101 03CHECK 826.70

This is improved (XX) unimproved ( ) property, known as 1621 Nottingham Place, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of November, 19 93

John D. Peirce by Joan S. Peirce — Joan S. Peirce

JOHN D. PEIRCE by Joan S. Peirce
Attorney-in-Fact by Power-of-Attorney

JOAN S. PEIRCE

recorded simultaneously herewith

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN S. PEIRCE with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of November, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan S. Peirce, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said John D. Peirce and is authorized by the said John D. Peirce to execute this instrument on his behalf.

Witness my hand, at Office, this 12th day of November, 1993.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,000.00

Martha M. Fitzmier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

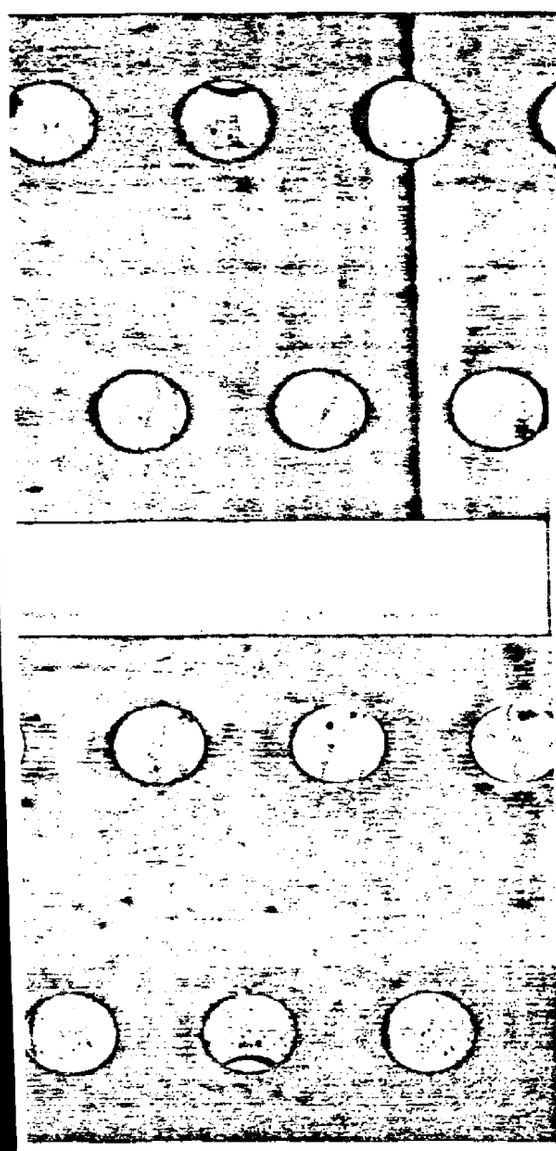
Notary Public

WARRANTY DEED

FROM JOHN D. PEIRCE AND WIFE, JOAN S. PEIRCE

TO JOHN R. FITZMIER AND WIFE, MARTHA M. FITZMIER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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	
				221000.00
			CON TX	817.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	826.70
			CHECK	826.70
11/19/93	01		11:05 0001	0474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87659
IDENTIFICATION REFERENCE

93 NOV 19 AM 11:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 724222