This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Richard A. Lovins
P.O. Box 909
White House, Tenn. 37188

SEND TAX BILLS:
Same

BOOK 9576PG255

Map 73-3 Parcel 9.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Griffith and wife, Sharon Griffith** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey the following described property unto **Richard A. Lovins,** a single person, his heirs and assigns, the following described property to wit:

> Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section II, Sutherland Heights, as of record in Book 2663, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to John Griffith and wife, Sharon Griffith by deed of record in Book 7478, Page 176, Register's Office for Davidson County, Tennessee.

Taxes for 1995 to be prorated and to be paid by buyer. All prior taxes to be paid by seller.

Said conveyance is subject to restrictions of record in Book 2795, Page 97, Book 2692, Page 19, and Book 2692, Page 353, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to Plat of record in Plat Book 2663, Page 58, Register's Office for Davidson County, Tennessee.

Said conveyance is further made subject to any visible and unrecorded easements, building regulations, zoning regulations.

Possession of said property is to be given on or before February 28, 1995.

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;

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An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

This is property known as 2616 Pleasant Green Road, Nashville, TN 37214.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 19th day of January, 1995.

BOOK 9576PG256

JOHN GRIFFITH

SHARON GRIFFITH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **John Griffith and wife, Sharon Griffith** with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 19th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 4/2/1995

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Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

4:53 PM JAN 19 1995 SUMNER
412.00

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is $108,000.00

AFFIANT

Subscribed and sworn to before me this the 19th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 4/2/1995



BOOK 9576PG257

c:\r\lovins.wd

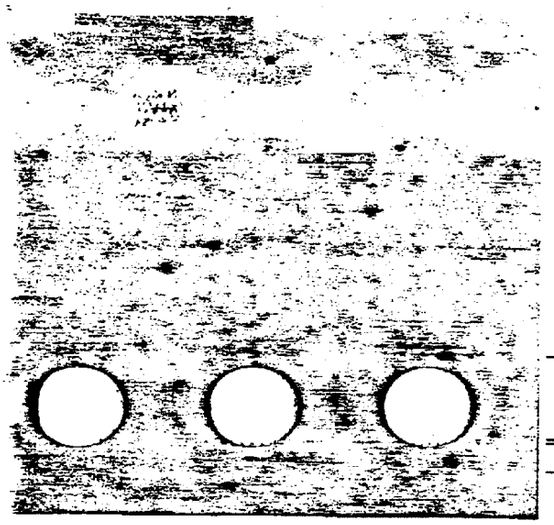
27227

IDENTIFICATION REFERENCE

95 JAN 23 PM 10:57

REGISTER

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

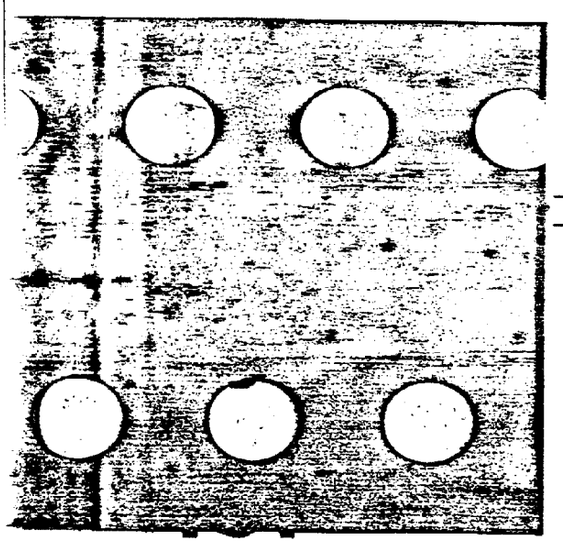
RECEIVED OF _____

FOR _____

BOOK 9576 PG 258

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
CDN TX 399.60
PRFEE 1.00
WDEED 12.00
TOTAL 412.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 412.60

1/23/95 01 10:56 0001 4183

27227
IDENTIF. & REFERENCE

95 JAN 23 AM 10:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 873992