THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 9623 PG 474
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

Abby R. Rubenfeld.
Affiant

Subscribed and sworn to before me, this 17th day of March 1995

Mitchell A. Watts
Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ABBY R. RUBENFELD 3731 Meadowbrook Avenue Nashville, Tennessee 37205	ABBY R. RUBENFELD 1400 Cedar Lane Nashville, Tennessee 37212	MAP 104-5 PARCEL 191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND NO/100---------- ($ 50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, FRANCES M. FITCH, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ABBY R. RUBENFELD, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 10.0 feet of Lot No. 427 and the southerly part of Lot No. 426 on the Map of Richland Realty Company's Subdivision "C" of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Meadowbrook Avenue at a point 50.0 feet north of the corner of Lots Nos. 47 and 428; thence with said Avenue, Northwardly 52.7 feet; thence Westwardly 162.0 feet to the easterly margin of an alley; thence with said alley, Southwardly 50.0 feet; thence Eastwardly 182.0 feet to the beginning.

BEING the same property conveyed to George M. Hatchett and Frances M. Fitch, as Joint Tenants with the right of survivorship, by deed from Howard M. Taradash, Trustee, of record in Book 8629, page 482, Register's Office for Davidson County, Tennessee; the said George M. Hatchett having since died.

MICHAEL R. FITCH , spouse of Frances M. Fitch, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 3731 Meadowbrook Avenue, Nashville, Tennessee 37205

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Richland Realty Company's Subdivision "C" of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 17th day of March, 19 95.

Frances M. Fitch
FRANCES M. FITCH

Michael R. Fitch
MICHAEL R. FITCH

MITCHELLA A. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9623 PG 475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES M. FITCH and MICHAEL R. FITCH, the bargainor_s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 1995.

Mitchella A White
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

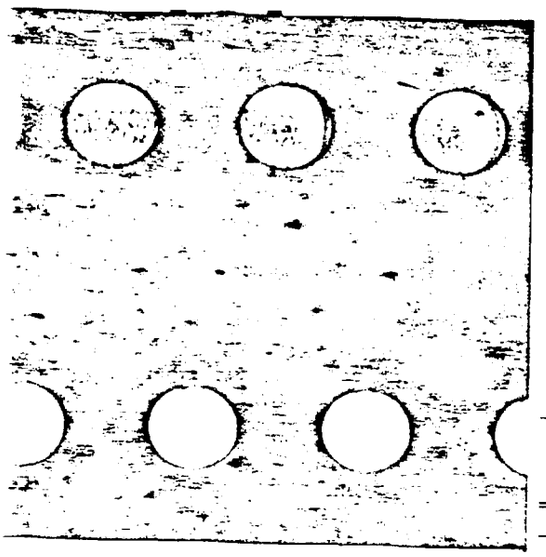
2220 03/21 01:01 03CHECK 194.00

95 MAR 21 AM 9:05

REGISTER
DAVIDSON COUNTY, TN.

43710

IDENTIFICATION REFERENCE



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

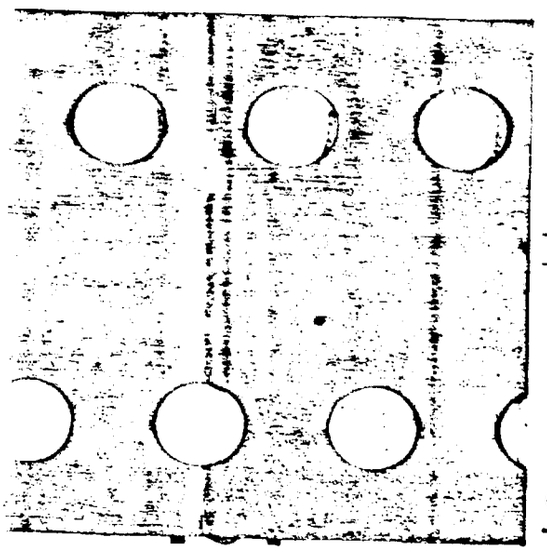
RECEIVED OF _____

FOR _____

BOOK 9623 PG 476

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 50000.00
CON TX 135.00
PRFEE 1.00
WDEED 8.00
~~TOTA 194.00~~
~~CHECK 194.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/21/95 01 09:07 0001 2220

43710
IDENTIF. # REFERENCE

95 MAR 21 AM 9:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 891795