BK 9631 PG 873

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Cheryl Harris, Trustee % O'Neil/Hagaman & Co. 1025 16th Ave., So., Suite 202 Nashville, TN 37212	Same	33-A / 2

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee herein, receipt whereof is hereby acknowledged, we Sanford A. Fitts, Jr. and wife, Karen C. Fitts, have this day bargained and sold, and do hereby transfer and convey unto Cheryl Harris, Trustee, with full power to bargain, sell, transfer, assign and convey (the "Grantee" herein), and her successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point at the edge of Dry Creek, being D. B. Cotton's corner of Heughen's line, running South 2 1/2 degrees West, 1230 feet to a corner; thence North 89 degrees West, 672 feet; thence North 19 degrees East, 371 feet; thence North 87 degrees West, 808 feet to Dr. C. E. Hardy's line; thence with his line, North 2 1/2 degrees East, 350 feet; thence North 66 degrees East, 410 feet; thence North 89 degrees East, 400 feet; thence North 57 degrees East, 402 feet; thence North 81 1/2 degrees East, 250 1/2 feet to the beginning and containing by estimation 24 acres, more or less.

Being the same property conveyed to Sanford A. Fitts, Jr., by deed from Ray O. Horsley and wife, Denis A. Horsley, of record in Book 6817, page 220, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $175,000.

Subscribed and sworn to before me this 29th day of March, 1995.

Affiant

My Commission Expires: 11-10-97

NOTARY PUBLIC

This is improved property known as 235 Hills Hollow Rd., Goodlettsville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Cheryl Harris, Trustee, with full power, her successors and assigns forever, and we do covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1. Taxes for 1995, which have been prorated and assumed by the Grantee.

2. Water Line Easement, of record in Book 8632, page 525, Register's Office for Davidson County, Tennessee, which benefits the subject property.

3. Application for Greenbelt Assessment, of record in Book 8922, page 940, said Register's Office.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Cheryl Harris, Trustee, with full power, her successors and assigns, against the lawful claims of all persons.

Witness our hands this the 29th day of March, 1995.

Sanford A Fitts

Karen C Fitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sanford A. Fitts, Jr. and wife, Karen C. Fitts, the within named bargainers, with whom I am personally acquainted, andwho acknowledged that they executed the within instrument for the purposestherein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 1995.

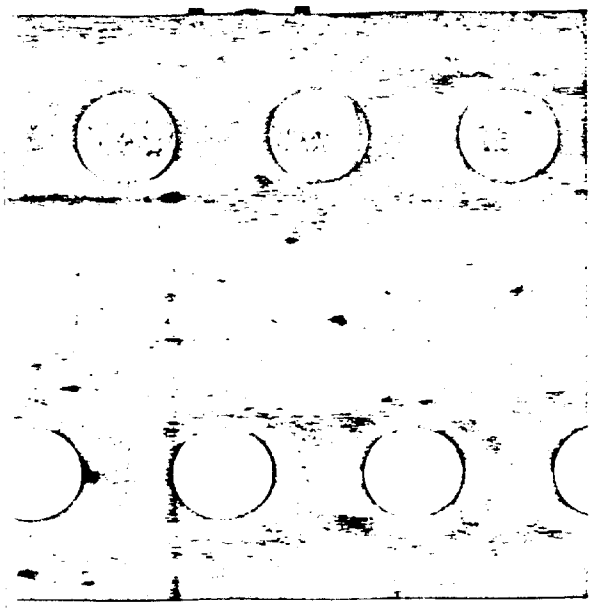
My Commission Expires: 11-16-97

NOTARY PUBLIC

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

THIS INSTRUMENT WAS PREPARED BY:
A. Harrison Johnson, Jr., Attorney
Suite 600, 49 Music Square West
Nashville, TN 37203

4,6893
IDENTIFICATION REFERENCE
95 MAR 30 PM 1:17
DAVIDSON COUNTY TN
5745 03/30 0101 03CHECK 656.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9631 PG 875

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
			AMT	
			175000.00	
			CON TX 647.50	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 656.50	
			CHECK 656.50	
03/30/95	01		13:19 0001 5745	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46893
IDENTIF. & REFERENCE

95 MAR 30 PM 1:17

REGISTER
DAVIDSON CO. TN.

No. 895286