RE-RECORD BOOK 9635 PAGE 750

THIS INSTRUMENT PREPARED BY:

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

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT A LOT NUMBER IN THE SECOND PARAGRAPH OF THE LEGAL DESCRIPTION

STATE OF TENNESSEE) BOOK 9623 PAGE 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

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. 427 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, has 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.

RE-RECORD BOOK 9635 PG 751

GRANTOR FURTHER COVENANTS and binds 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

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.

My Commission Expires: November 22, 1997

Notary Public

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

RE-RECORD

43710