File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 9692 PG 397

#13141

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KIP ELLIOTT (NAME)	GUARANTY TRUST COMPANY (NAME)	116-4
803 South Wilson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	726 South Church Street (STREET ADDRESS)	171
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	7DA6450

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, SCOTT C. BRITTAIN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIP ELLIOTT AND WIFE, ALISON ELLIOTT

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 the southerly 87.5 feet of Lot No. 3 and the northerly 25 feet of Lot No. 4 Block "I" on the Plan of W. M. Cantrell's Subdivision, as of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of Lots Nos. 3 and 4 front 112.5 feet on the westerly margin of South Wilson Boulevard (formerly Bosley Avenue), and extends back between parallel lines 250 feet to an alley.

Being the same property conveyed to Scott C. Brittain, unmarried, by deed from Reed Edward Trickett of record in Book 6833, page 729, said Register's Office. The said Scott C. Brittain having since married.

This conveyance is made subject to: (1) Taxes for 1995, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee.

Elizabeth S. Brittain, spouse of Scott C. Brittain, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Scott C. Brittain.

IDENTIF. & REFERENCE

95 JUN -6 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 803 South Wilson Boulevard, Nashville, Tennessee 37215

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 1st day of June, 19 95

Scott C. Brittain
SCOTT C. BRITTAIN

Elizabeth S. Brittain
ELIZABETH S. BRITTAIN

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT C. BRITTAIN AND WIFE, ELIZABETH S. BRITTAIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of June, 19 95.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 95.

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

Notary Public

WARRANTY DEED

FROM

SCOTT C. BRITTAIN

TO

KIP ELLIOTT AND WIFE, ALISON ELLIOTT

8140 06/06 0101 03CHECK 712.00

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	712.00
			CHECK	712.00
06/06/95	01		10:29 0001	8140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067257
IDENTIF. & REFERENCE

95 JUN -6 AM 10: 29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.917431