26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gregory B. Pitts 2586 York Road Nolensville, TN 37135	Boatman's National Mortgage, Inc. 4041 Knight Arnold Rd Memphis, TN 38118-0559	Map 083-030 Parcel 139.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Princess G. Simmons Patton, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Gregory B. Pitts and wife, Virginia N. Pitts (The "Grantees"), Grantees's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Mrs. Minnie E. Martin's Subdivision of Lot 58 andpart of Lot 59, Brownville, as of record in Book 547, page 137, Register's Office for said County, described as follows:

Said Lot No. 22 fronts 50 feet on the northerly side of Carter Street and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Princess G. Simmons by Deed from Anthony E. Marina of record in Book 7835, Page 923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants.

The description is the same as was used in the last deed of record.

This property is commonly known as 2111 Carter Avenue, Nashville, Tennessee 37206.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to National Mortgage Company of record in Book 7835, page 926, said Register's Office and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $44,756.80.

Virginia Patton
Affiant

Subscribed and sworn to before me this 30th day of November, 1995.

Herman A. Peters
Notary Public

My Commission Expires 7-24-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of November, 1995.

BOOK 9888 PG 449

Princess G. Simmons Patton

Princess G. Simmons Patton

Alexander Patton, Jr.

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 Princess G. Simmons Patton, bargainor, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 1995.

Notary Public

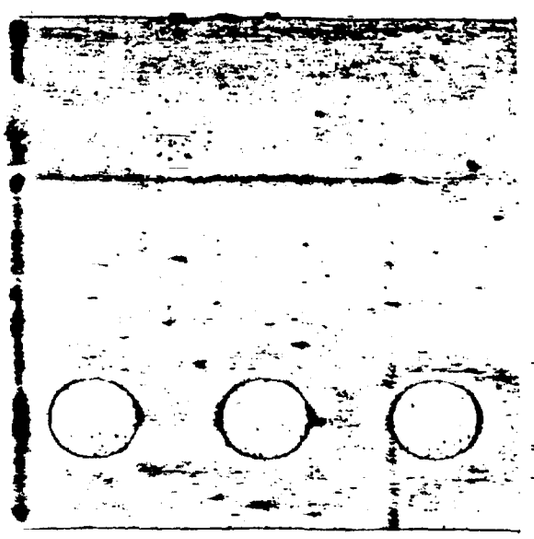
My Commission Expires: Jan 24, 1998

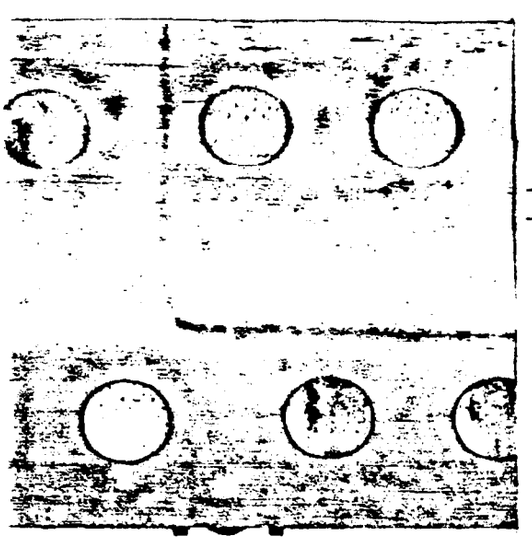
Alexander Patton, Jr., husband of Grantee, joins in this conveyance to convey any interest he may have in the subject real property.

0131959
IDENTIF. & REFERENCE

95 DEC 14 PM 1:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3188 12/14 0101 03CHECK 174.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9888 PG 450

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 44756.90
CON TX 165.60
PRFEE 1.00
WDEED 8.00
TOTAL 174.60
CHECK 174.60

12/14/95 01 13:02 0001 8188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131959
IDENTIF. # REFERENCE

95 DEC 14 PM 1:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 986643