[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[Gregory B. Pitts	] Same	] MAP and PARCEL]
[Virginia N. Pitts	]	]]
[2036 York Road	]	] 119-14-238]
[Nashville TN 37135	]	]]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9938 PG 878

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lena H. Fathera, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Gregory B. Pitts and Virginia N. Pitts, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 45 on the Plan of the William Lee Subdivision of the Roth Property as of record in Book 1130, Page 67, Register's Office for said county.
Said Lot No. 45 fronts 60 feet on the southerly side of Morton Avenue and runs back between parallel lines 185 feet to the northerly line of Lot "A" in said subdivision, measuring 60 feet thereon.

BEING the same property conveyed to Lena H. Fathera by warranty deed from Helen Ruth Fathera of record in Book 1684, Page 627, Register's Office, Davidson County, Tennessee.

This is property with a common address of 231 Morton Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1130, Page 67, said Register's office and all matters therein.

96 FEB -6 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

011490
IDENTIF. & REFERENCE

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $75,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 29th day of January, 1996]
[ ]
[My Commission Expires: 6/23/98 Notary Public]

NOTARY PUBLIC

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' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **January, 1996.**

BOOK 9938 PG 879

X Lena H. Fathera
Lena H. Fathera

BY: Betty K. McKnight
Attorney-in-Fact

BY: _____
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

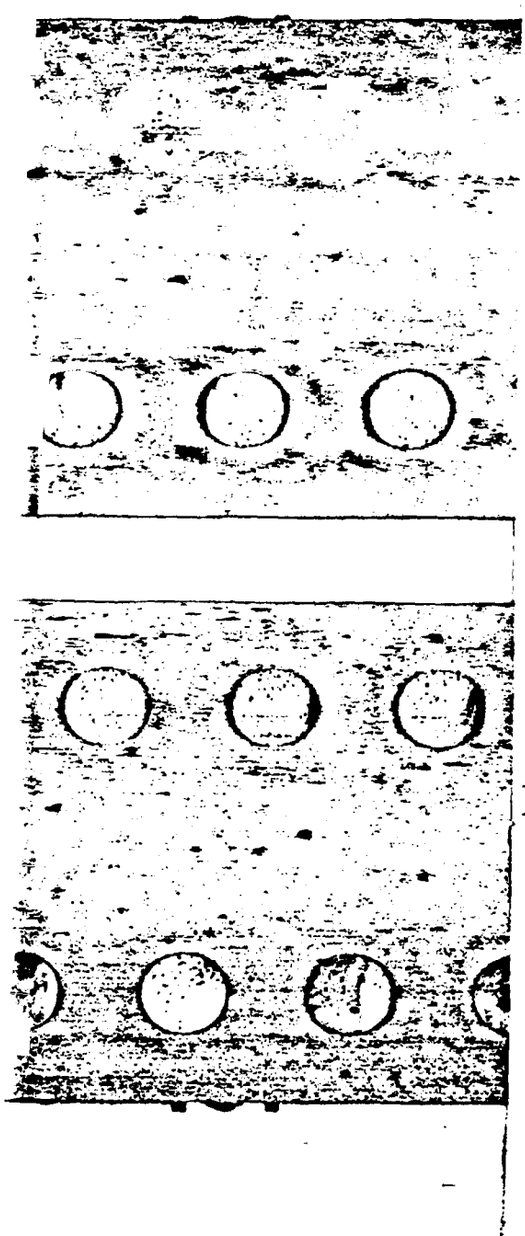
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Betty K. McKnight,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Lena H. Fathera**, and is authorized by **Lena H. Fathera** to execute this instrument on his/her behalf by virtue of a General Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **January, 1996.**

Notary Public
My Commission Expires: 5/23/98

File No. 9601-027

4918 02/06 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 880

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 75000.00	
			CON TX 277.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 286.50	
			CHECK 286.50	
02/06/96	01		08:37 0001 4918	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147490
IDENTIF. ↑ REFERENCE

96 FEB -6 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003143