BOOK 9946 PG 617

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Carol A. Fitzgerald
840 Rocky Mountain Parkway
Antioch, TN 37013

SEND TAX BILLS TO: Same

96 FEB 13 PM 1:43

DAVIDSON COUNTY, TN.

PICK-UP

0150056

IDENTIFICATION REFERENCE

WARRANTY DEED

(Map/Parcel No.182-00/163.00)

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 of all of which is hereby acknowledged, we, the undersigned, **Edward R. Fann and Linda S. Gregg, both unmarried persons,** have bargained and sold and do hereby transfer and convey unto **Carol A. Fitzgerald, a married person**, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey thereof by Billy Carl Tomlin, Surveyor, dated November 21, 1986, as follows:

BEGINNING at a post in the northwest corner of said tract in the east margin of Old Hickory Blvd., said point being Smith's southwest corner and thence with Smith's south fence line, S. 84 deg. 30' E., 980 feet to a post; thence with Pratt's west fence line S. 6 deg. 45' W., 200 feet to an iron pin; thence N. 87 deg. 16' W., 969 feet more or less to an iron pin in the east margin of Old Hickory Blvd.; thence with the said margin of said Boulevard, N. 3 deg. 40' E., 250 feet to the beginning and containing 5.01 acres more or less.

BEING the same property conveyed to Edward R. Fann and Linda S. Gregg by deed from Gene H. Smith and wife, Patricia C. Smith, of record in Book 7344, page 456, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is unimproved property known as: 14034 Old Hickory Blvd., Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors 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 noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 13th day of February, 1996.

Edward R. Fann
EDWARD R. FANN

Linda S. Gregg
LINDA S. GREGG

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward R. Fann and Linda S. Gregg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 13th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACSETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$38,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol A. Fitzgerald
Affiant

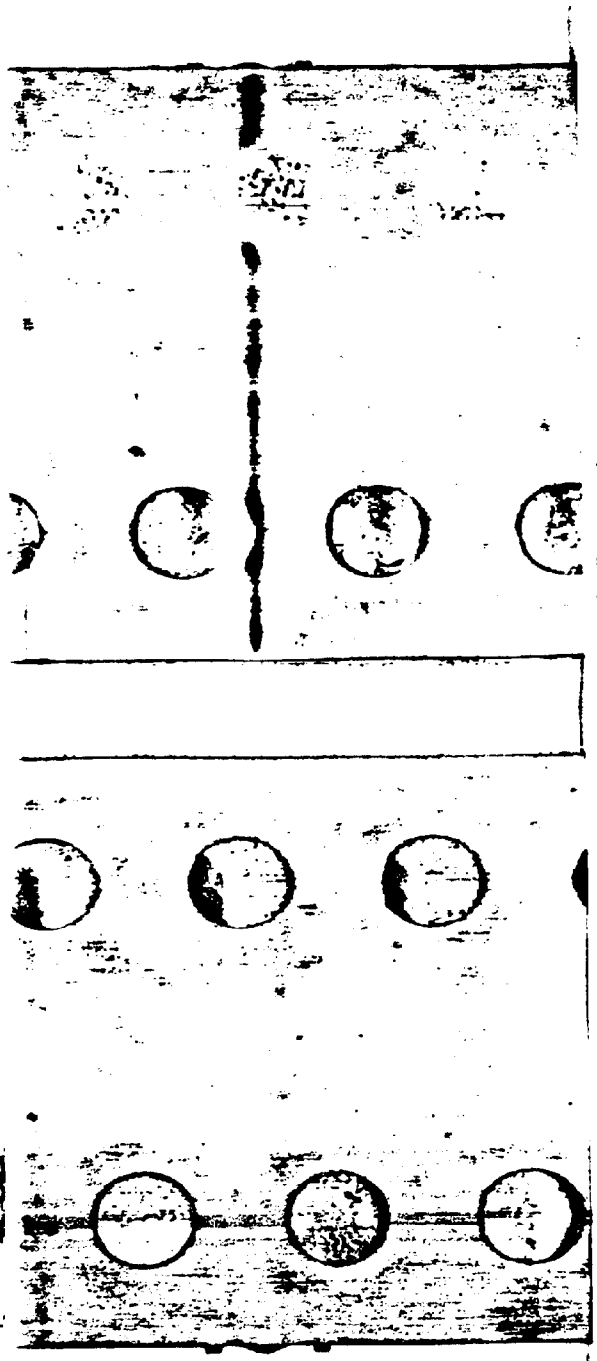
Subscribed and sworn to before me this 13th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACSETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

7639 02/13 0101 03CHECK 149.60



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

RECEIVED OF _____

FOR _____

BOOK 9946 PG 619

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 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

02/13/96 01 13:45 0001 7639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150056
IDENTIF. # REFERENCE

96 FEB 13 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005837