Box 40-D

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10012 PG 878

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 10th DAY OF April 19 96

NOTARY PUBLIC

My Commission expires: 12-9-97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee 37206

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gary Michael Dempsey	Gary Michael Dempsey	Map 75-1
(NAME)	(NAME)	
854 Heritage Trail	854 Heritage Trail	Par. 25
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee. 37076	Hermitage, Tennessee. 37076	4D-67012
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 62,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ITTOKU FUJII AND WIFE, SETSUKO FUJII

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

GARY MICHAEL DEMPSEY, a single person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ittoku Fujii and wife, Setsuko Fujii by deed from William P. Griffin, IV, Trustee of record in Book 5440, page 466, said Register's Office.

The improvements on the above described property are being sold in "AS IS" condition.

unimproved ( )
This is improved (X) property, known as 852 - 854 Heritage Trail, Hermitage, TN 37076
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

Witness our hands this 10th day of April, 19 96.

Ittoku Fujii
ITTOKU FUJII
by Fran Dunworth atty in fact

Setsuko Fujii
SETSUKO FUJII
by Fran Dunworth atty in fact

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10012 PG 879

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 Fran Haworth to me known to be the person who executed the foregoing instrument in behalf of Ittoku Fujii and wife, Setsuko Fujii, the bargainor(s), ~~with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence)~~, and who acknowledged that she executed the within instrument for the purposes therein contained. as the free act and deed of Ittoku and*

Witness my hand and official seal at office this 10th day of April, 1996.

My Commission expires:
11-22-97

Notary Public

*Setsuko Fujii.

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

IDENTIFY AREFERENCE

96 APR 11 PM 3:56
FELICIA WILSON REGISTER
DAVIDSON COUNTY, TN

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

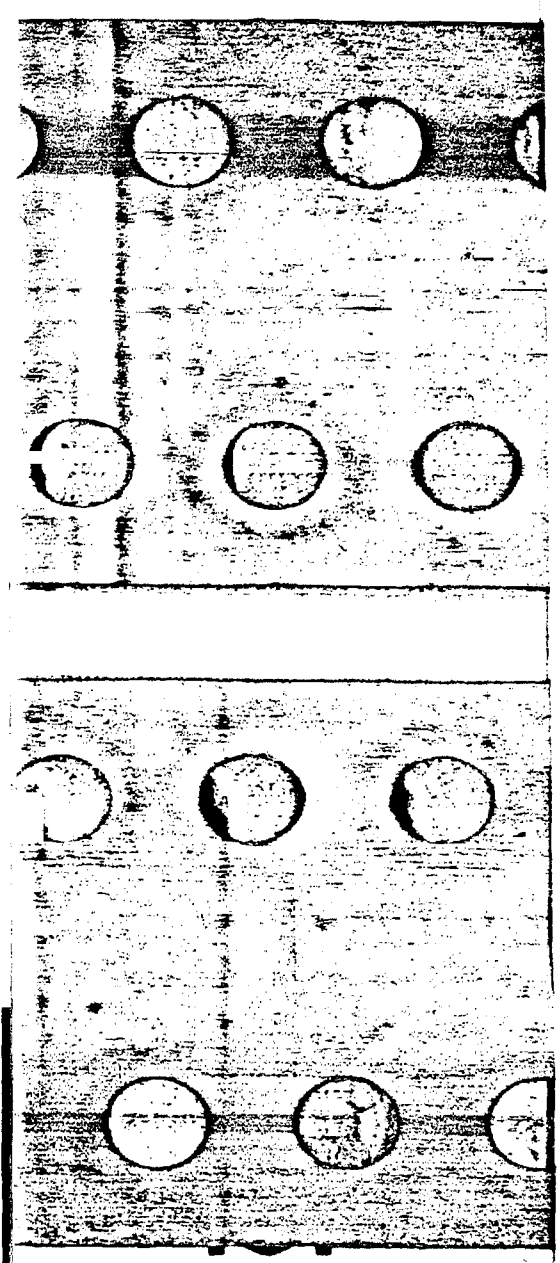
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

96 4/14 0101 03CHECK
238.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10012 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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

04/11/96 01 15:38 0001 9487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 APR 1 PM 3:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 017041 3

No. 1027455