Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 BOOK 10014 PG 208	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $295,000.00. L. Stanton Tuttle **Affiant** Subscribed and sworn to before me, this 10th day of April, 1996. Notary Public My Commission Expires: 11/24/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
L. Stanton Tuttle 108 Postwood Place Nashville, TN 37205	SAME	103-15-0-A 008.00CO 8DA 60168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. FRED PILKERTON AND WIFE, MARY KNOX PILKERTON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **L. STANTON TUTTLE AND WIFE, JUDY S. TUTTLE,** as tenants in common, husband having a 2/3 undivided interest in the fee and the wife having a 1/3 undivided interest in the fee without right of suvivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Postwood, of record in Book 5200, page 104, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Fred Pilkerton and wife, Mary Knox Pilkerton, by deed from Francis Parrish, unmarried, of record in Book 9370, page 70, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 5116, page 225, as amended in Book 5362, page 13; Book 5635, page 706; Book 5794, page 68; Book 5910, page 322 and Book 8240, page 746, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 104, Register's Office for said County.

4. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5113, pages 667 and 669, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Postwood Place, Nashville, TN 37205.

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; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of April, 1996.

J. Fred Pilkerton

Mary Knox Pilkerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Fred Pilkerton,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of April, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Knox Pilkerton,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of April, 1996.

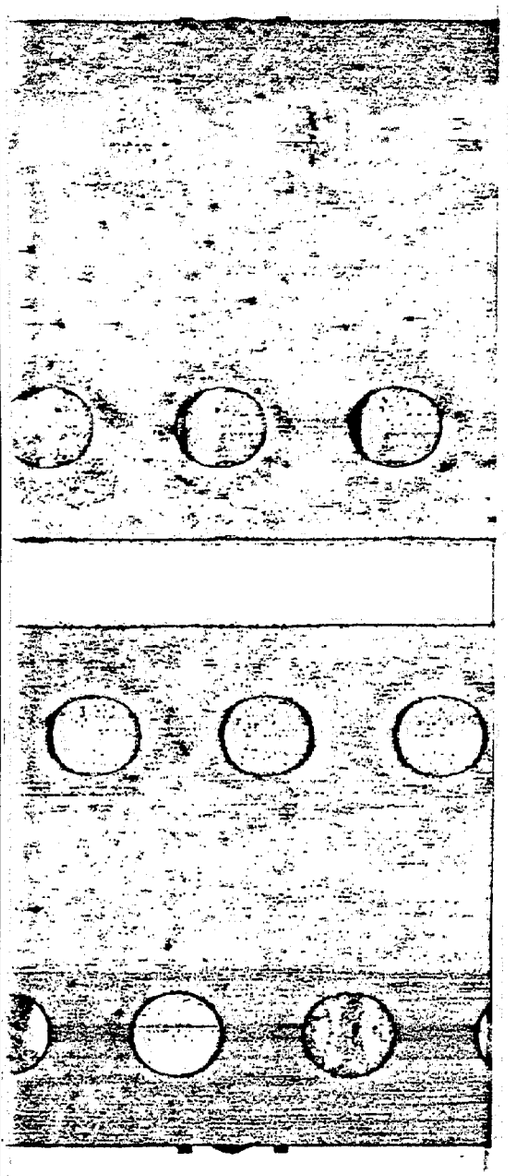
Notary Public

My Commission Expires: 11/27/99

0170873 IDENTIF. ↑ REFERENCE

96 APR 12 PM 3:56 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

0047899 0101 03CHECK 1100.50



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

RECEIVED OF _____

FOR _____

BOOK 10014 PG 210

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 295000.00
				CON TX 1091.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1100.50
				CHECK 1100.50
04/12/96	01			15:57 0001 9982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170873
IDENTIF. ↑ REFERENCE

96 APR 12 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027943