WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998 (AFFIX SEAL)

DOROTHY S. PATE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires June 10, 1998

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY R. GREFRATH (NAME)	TENNESSEE TEACHERS CREDIT UNION (NAME)	MAP 172
2705 CALL HILL ROAD (ADDRESS)	1400 EIGHTH AVENUE SOUTH (ADDRESS)	GROUP 12-B
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	PARCEL 120CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL C. BRITTON, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY R. GREFRATH AND WIFE, MICHELE F. GREFRATH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Section Seven, Bradford Hills of record in Plat Book 7900, page 6 and Book 7900, pages 337 and 338, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul C. Britton by deed from Claridge Builders, Inc. of record in Book 8664, page 750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 8069, Page 170 and Book 8522, page 853; By-Laws in Book 8071, page 531; Charter in Book 8071, page 520; Open space in Book 8154, page 304; Deeds of Conveyance in Book 8377, page 769 and Book 8377, Page 808, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Paul C. Britton, pursuant to a Power of Attorney being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 2705 CALL HILL ROAD, NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 my hand, this 26th day of April, 19 96

PAUL C. BRITTON Paul C. Britton
By: Debbie L. Parker
DEBBIE L. PARKER, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this April 26, 1996, before me personally appeared DEBBIE L. PARKER, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of PAUL C. BRITTON, and acknowledged that she executed the same as the free act and deed of said PAUL C. BRITTON

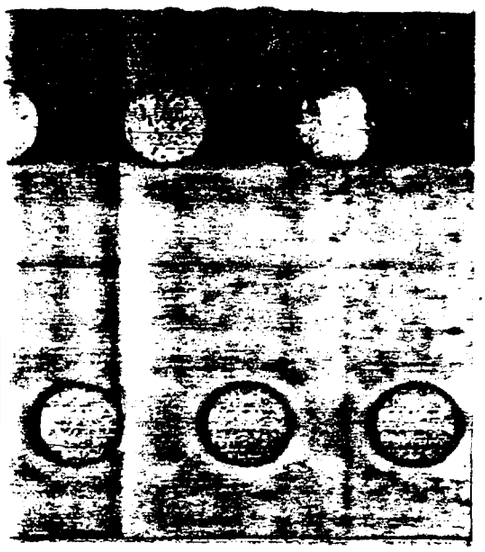
Witness by hand and official seal at Nashville, Tennessee, this 26TH of APRIL, 1996.

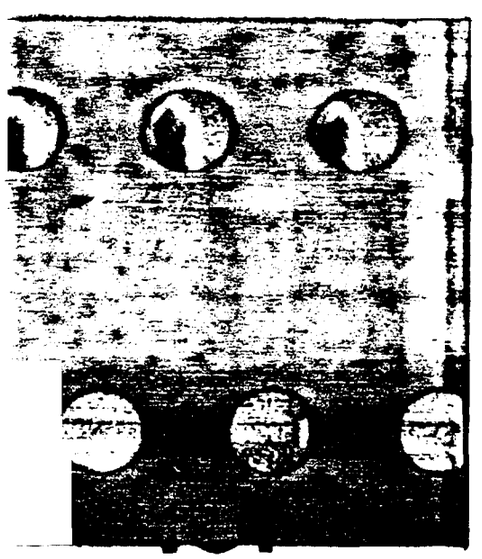
Debra Wicke
NOTARY PUBLIC DEBRA WICKE

DEBRA WICKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JUNE 10, 1998

My Commission Expires 6/10/98

0176203
IDENTIF. ↑ REFERENCE
96 APR 30 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
5601 04/30 0101 03CHECK 514.05





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

RECEIVED OF _____

FOR _____

BOOK 10030 PG 636

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 136500.00
				CON TX 505.05
				PRFEE 1.00
				MDEED 8.00
				TOTAL 514.05
				CHECK 514.05
			04/30/96 01	08:38 0001 5601

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0176203 IDENTIF. ↑ REFERENCE

96 APR 30 PM 8:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033646