BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $187,500.00. **Affiant** Subscribed and sworn to before me, this 26th day of June, 1996. Notary Public My Commission Expires: 11/27/97

Address New Owner As Follows: Max D. Kittel and wife, Lynn A. Kittell 7501 Hallows Drive Nashville, TN 37221	Send Tax Bills To: SunTrust Bank, Nashville, N.A. P. O. Box 100100 Atlanta, GA 30348	Map-Parcel Number: 128-9-038

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, **MARTHA C. NEUHOFF, UNNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MAX D. KITTEL AND WIFE, LYNN A. KITTEL,** 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. 37 on the Plan of Section One, Dunaway Woods, as of record in Book 5200, page 132, 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 Martha C. Neuhoff by deed from Kurt Halfen and wife, Elizabeth Halfen of record in Book 9728, page 718, 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 Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 5393, page 651, as amended in Book 5484, page 222, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 132, Register's Office for said County.

This is improved property known as 7501 Hallows Drive, Nashville, TN 37221.

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 I covenant with the said Grantees that I am 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 myself, my 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 26th day of June, 1996.

Martha C Neuhoff
Martha C. Neuhoff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3508 06/27 0101 03CHECK 702.75

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA C. NEUHOFF,** 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 26th day of June, 1996.

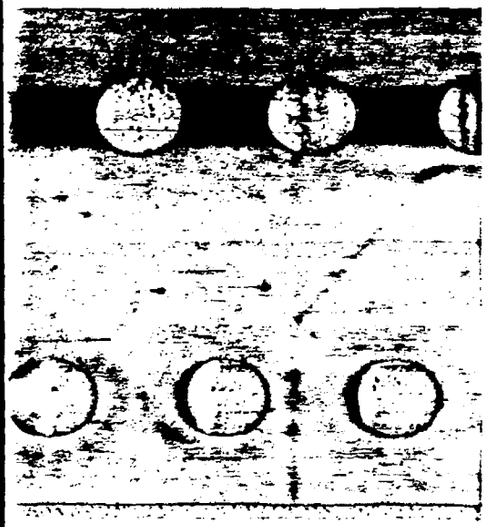
Notary Public

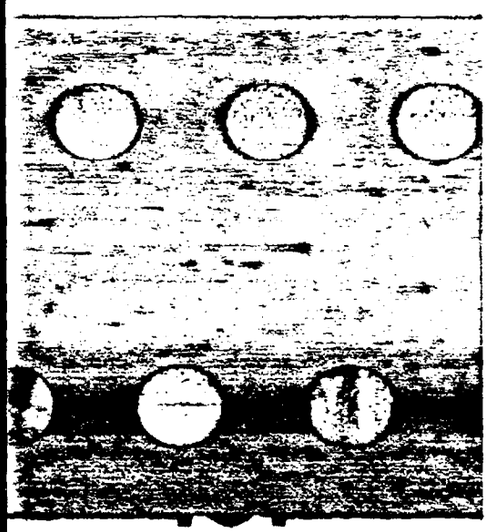
My Commission Expires: 8/27/99

0197380

95 JUN 27 AM 11:26

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10100 PG 756

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	
				187500.00
			CON TX	693.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	702.75
			CHECK	702.75
06/27/96	01	11:30	0001	8508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197380
IDENTIF. & REFERENCE

96 JUN 27 AM 11:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1056265