BOOK 10117 PG 256

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Paul M Pitzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

Mail **THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson, Attorney, 7100 Executive Center Dr., #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Pitzer (NAME)	Same (NAME)	26-16-33
2400 Mansker Drive (ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, A. George Pitzer and Ruby Irene Pitzer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul M. Pitzer, married

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:

Being Lot No. 58, Section III, on the Plan of Mansker Meadows, of record in Plat Book 2900, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being Lot No. 57, on the Plan of Mansker Meadows , Section II, of record in Plat Book 2663, Page 15 and 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to A. George Pitzer and Ruby Irene Pitzer, husband and wife by deed of record in Book 5160, Page 759, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 2646, Page 315, and Book 2959, Page 129, said Register's Office.

The plan of record in Book 2663, Page 15 and 16, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 100 foot minimum building setback line from Mansker Drive and 30 feet from Cumberland Hills Drive, a 10 foot easement for public utility and drainage along the southerly line(s) of said lot.

3751 07411 0101 DOCHECK 346.00

Unimproved ( )
is improved (X) property, known as 2400 Mansker Drive, Madison, Tennessee 37115
(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 our hand s this 24th day of June, 19 96

A. George Pitzer
A. George Pitzer

Ruby Irene Pitzer
Ruby Irene Pitzer

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. George Pitzer and Ruby Irene Pitzer, husband and wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of June, 19 95.

Commission expires May 16, 1998

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

On this, _____ day of _____, 19 ____, personally appeared before me _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

IDENTIF. # REFERENCE

95 JUL 11 AM 8:41

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WARRANTY DEED

FROM

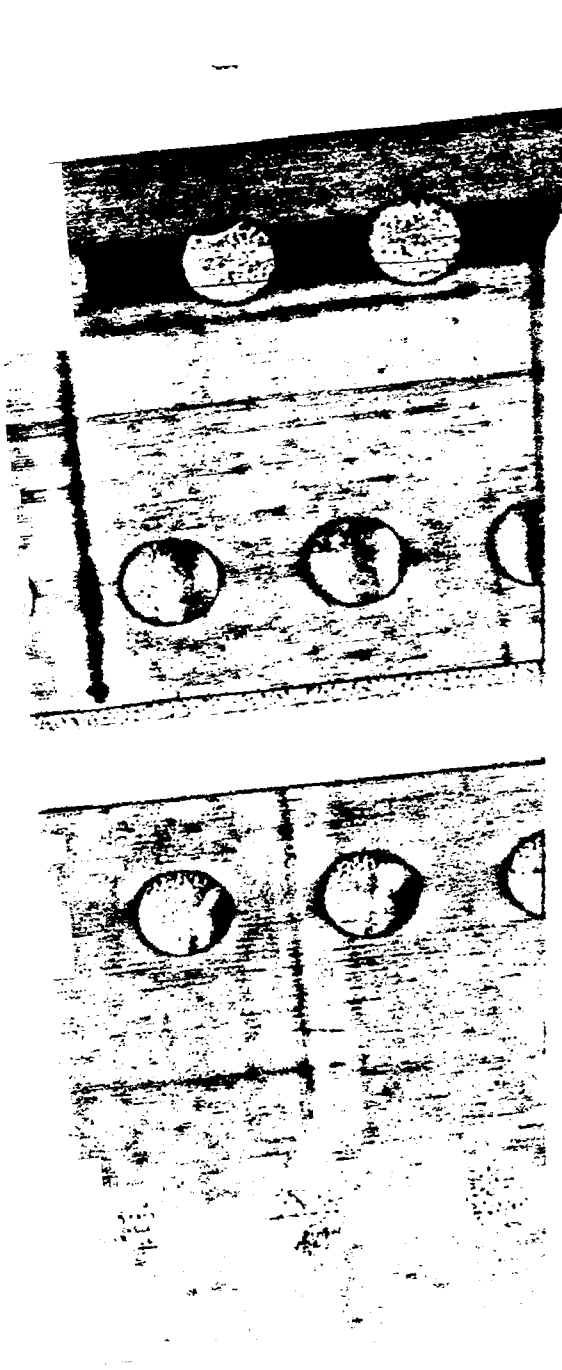
A. George Pitzer and Ruby Irene Pitzer, husband and wife

TO

Paul M. Pitzer

RETURN TO:

Jack Case Wilson, Attorney
7100 Executive Center Dr., #150
Brentwood, TN 37027



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

RECEIVED OF _____

FOR _____

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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	90000.00
			DON TX	333.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	346.00
			CHECK	346.00
07/11/96	01	08:50	0001	3761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02202229
IDENTIF. ↑ REFERENCE

96 JUL 11 AM 8:41

REGISTER
D.C., TENN.

No. 1061459