WARRANTY DEED

BOOK 10137 PG 162

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 7-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Pitt	SunTrust Bank, Nashville, N.A.	MAP 104-11
(NAME)	(NAME)	
2104 Natchez Trace	201 4th Avenue North	PARCEL 224
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37219	
(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, Douglas Bruce Green and wife, Dianne R. Green

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Pitt and wife, Katherine F. Pitt

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. 75 and the northerly 5 feet of Lot No. 76 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 75 and part of Lot No. 76 front 60 feet on the easterly margin of Natchez and runs back 180 feet on the northerly and southerly lines to a line in the rear measuring 60.00 feet thereon.

Being the same property conveyed to Douglas Bruce Green and wife, Cynthia Ann Green and J. Donald Green by deed from David S. Popkin and wife, Hae Yung Popkin, of record in Book 6091, page 41, said Register's Office. J. Donald Green conveyed his interest in said property to Douglas Bruce Green by Quitclaim Deed of record in Book 7858, page 845, said Register's Office, and Cynthia Ann Green conveyed her interest in said property to Douglas Bruce Green by Quitclaim Deed of record in Book 9081, page 58, said Register's Office. Douglas Bruce Green has since married. Dianne Green joins in executing this Deed to convey any marital rights she may have in subject property.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2104 Natchez Trace, Nashville, Tennessee 37212
(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 29th day of July 19 96

Douglas Bruce Green

Dianne R. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Bruce Green and wife, Dianne R. Green

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 Nashville, Tennessee, this 29th day of July 19 96 CT.

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 _____

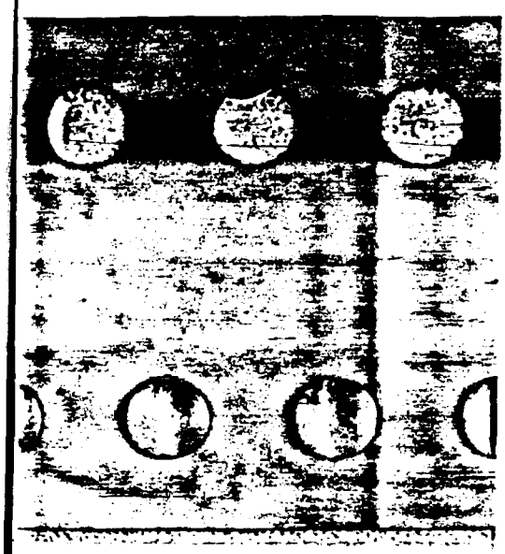
Notary Public

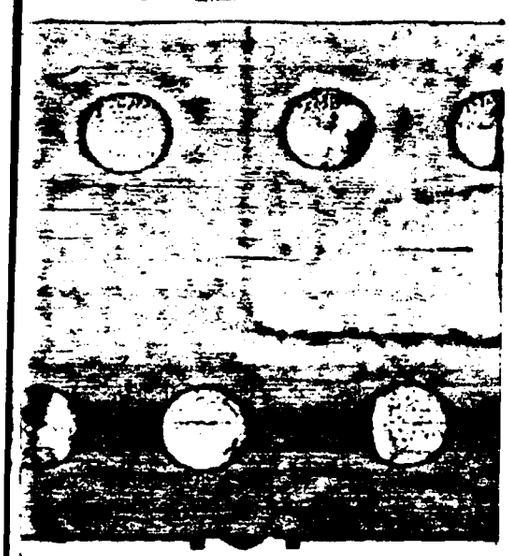
0208742
IDENTIF. ↑ REFERENCE

96 JUL 30 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0806 07/30 0101 03CHECK 860.00





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

RECEIVED OF _____

FOR _____

BOOK 10137 PG 164

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 230000.00
				CON TX 851.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 860.00
				CHECK 860.00
			07/30/96 01	10:28 0001 0806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208742
IDENTIF. # REFERENCE

96 JUL 30 AM 10:27

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

No. 1068403