File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

qd

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10292 PG 808

#14333

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRS. MICHAEL J. ROSE, SR.	NEW OWNER	116=13=C
(NAME)	(NAME)	
105 Leake Avenue #92		92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		7DZ28116
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ALICE RODES FITCH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH ALLEN ROSE, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 92 together with Parking Space No. 18 on the Plan of Belle Meade Tower of record in Plat Book 4175, page 159, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed and By-Laws of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950 and Book 5046, page 829, said Register's Office.

Being the same property conveyed to Alice Rodes Fitch by deed from J. Carlton Loser and wife, Pearl Dean Loser of record in Book 5205, page 764, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 & 410, and in Book 4851, page 950; (2) Easements of record in Book 3839, page 983, Book 4790, page 319 and Book 4925, page 594, Book 1207, page 547, Book 3183, page 201, Book 4355, page 696, Book 6701, page 203, and Book 9351, page 933; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 159, said Register's Office.

0256538
IDENTIF. ↑ REFERENCE

96 DEC 17 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 105 Leake Avenue #92, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of December, 19 96

Alice Rodes Fitch by

ALICE RODES FITCH
BY: SHELLEY F. HOLMAN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Shelley F. Holman, attorney in fact.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10292 PG 809

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY F. HOLMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ALICE RODES FITCH and is authorized by the said ALICE RODES FITCH to execute this instrument on her behalf.

Witness my hand, at Office, this 13th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Alice Rodes Fitch by
Affiant Shelley F. Holman, attorney in fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 19 96.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

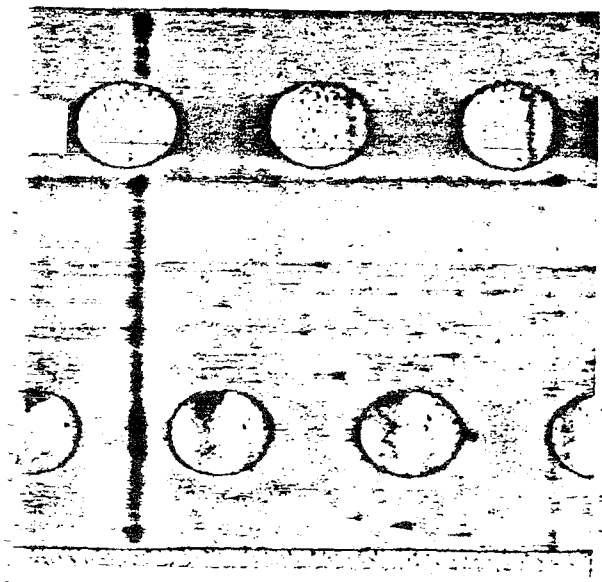
WARRANTY DEED

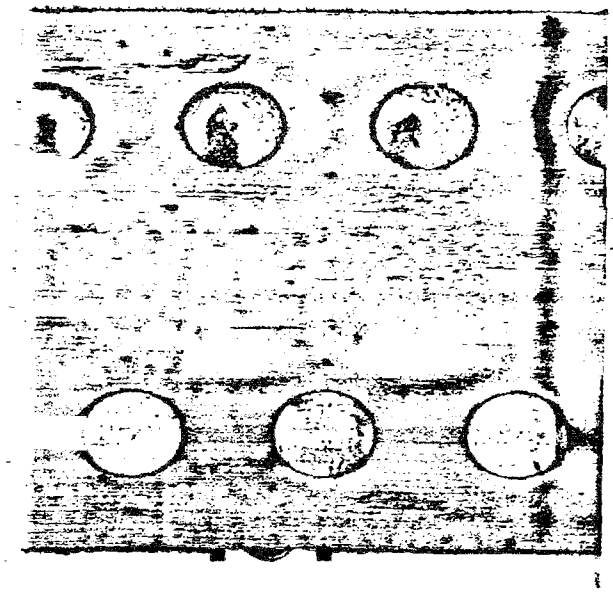
FROM ALICE RODES FITCH

TO RUTH ALLEN ROSE

6497 12/17 0104 O6CHECK 564.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 809 - A

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00
12/17/96	01	10:28	0001	6497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256538
IDENTIF. # REFERENCE

96 DEC 17 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099102