BK/VOL 10295 PG 369

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-97
(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy A. Wittenmeier (NAME)	Pacific Southwest Bank (NAME)	MAP 46
4689 Bull Run Road (ADDRESS)	4144 N. Central Expwy., Ste 160 (ADDRESS)	PARCEL 54
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, Lawrence D. Williams and wife, Jeanette S. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy A. Wittenmeier and Francis T. Podgorski

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 the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being Lot No. 2 on a survey made by Donald R. Carver, Surveyor, January 20, 1960, described as follows:

Beginning at a point on the southeasterly margin of Bull Run Road at the common corner of Lots Nos. 2 and 3 on said survey, said point lying south 59 deg. 30' west 322.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband, of record in Book 2700, page 359, Register's Office for said County; thence with said margin, south 59 degrees 30' west 100 feet to the northwest corner of Lot No. 1 on said survey; thence with the line between said Lots Nos. 1 and 2 on said survey, south 30 deg. 30' east 173 feet to the center of Bull Run Creek, being said Taylor's northwesterly line, thence with the center of said creek and said Taylor's northwesterly line, northeasterly to the southerly corner of Lot No. 3 on said survey; thence with the line between Lots Nos. 2 and 3 on said survey, north 30 deg. 30' west 161 feet to the beginning.

Being the same property conveyed to Lawrence D. Williams and wife, Jeanette S. Williams by deed from James Herman Akins and wife, Jeanette S. Williams, of record in Book 7390, Page 744, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4689 Bull Run Road, Ashland City, TN 37015
(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 6th day of December 19 96

X Lawrence D. Williams
Lawrence D. Williams,

X Jeanette S. Williams
Jeanette S. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence D. Williams and wife, Jeanette S. Williams

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 Goodlettsville, Tennessee, this 6th day of December, 19 96.

Commission expires 1-27-99

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_____.

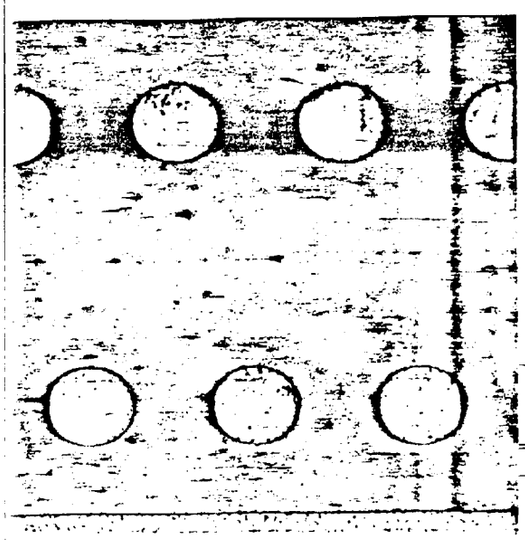
My commission expires _____

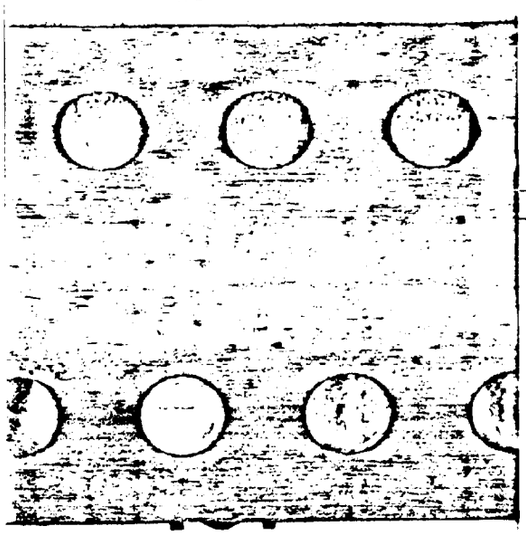
Notary Public

0257297
IDENTIF. ↑ REFERENCE

96 DEC 19 AM 9:27
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7328 12/19 0101 03CHECK 231.00





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10295 PG 371

RECEIVED OF _____

FOR _____

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
12/19/96	01			09:27 0001 7328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257297

IDENTIF. # REFERENCE

96 DEC 19 AM 9:27

DAVIDSON COUNTY, TN

No. 1099917